



19

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, INTERIM PLANNING MANAGER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 5, 2018

SUBJECT: S18-05, SANTAN VILLAGE PHASE 5: REQUEST TO APPROVE THE PRELIMINARY PLAT AND SANTAN VILLAGE PHASE 5 ON APPROX. 37.5 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SANTAN VILLAGE PARKWAY AND WILLIAMS FIELD ROAD AND ZONED REGIONAL COMMERCIAL (RC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Economic Development

To allow for a commercial subdivision as planned within the SanTan Village Marketplace.

RECOMMENDED MOTION

Approve the Findings of Fact and S18-05, SanTan Village Phase 5 Preliminary Plat and Open Space Plan for approximately 39.5 acres, generally located at the southeast corner of Santan Village Parkway and Williams Field Road and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT/OWNER

Company: Burch & Cracchiolo, P.A.
Name: Brennan Ray
Address: 702 E. Osborn Road, Suite 200
Phoenix, AZ 85014

Company: Westcor Santan Adjacent LLC
Name: Bruce Hart
Address: 6720 N. Scottsdale Road #109
Scottsdale, AZ 85253

Phone: 602-234-8794
Email: bray@bcattorneys.com

Phone: 480-922-9200
Email: bhart@veduraresidential.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 5, 1999</i>	Town Council approved Z98-27 adopting Ordinance No. 1142 Crossroads Center PAD.
<i>November 16, 1999</i>	Town Council approved Z99-41 adopting Ordinance No. 1230 Crossroads Center PAD.
<i>May 3, 2018</i>	Town Council approved Z17-1028 adopting Ordinance No. 2661 Crossroad Center PAD.

Overview

Crossroads Center PAD was originally a 586 acre mixed use project located south of Ray Road, north and west of the 202 Freeway and east of the Maple Drive alignment. The PAD is a destination with a wide variety of commercial, employment, and multi-family uses with the core development being the SanTan Village Regional Shopping Mall. Westcor/ Macerich have come forward with a preliminary plat within Parcel F1 of the SanTan Village Marketplace, one of the commercial areas within the Crossroads PAD.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial (RC)	Regional Commercial (RC/PAD)	SanTan Regional Shopping Mall (Parcel B)
South	Regional Commercial (RC)	Regional Commercial (RC/PAD)	SanTan Village Marketplace (Parcel G)
East	Regional Commercial (RC)	Regional Commercial (RC/PAD)	SanTan Village Marketplace (Parcel F)
West	Regional Commercial (RC)	Regional Commercial (RC)	SanTan Flats and the Pavilions
Site	Regional Commercial (RC)	Regional Commercial (RC/PAD)	Vacant (Parcel F1)

Pre-Plat Summary

The proposed 39.5 acre preliminary plat for SanTan Village Phase 5 provides for the development of the perimeter landscape, entry features, Boston Street and the initial division of the parcel into three large super pads. Parcel 1 will be the first phase with the construction of Elevations, a multi-family development. The multi-family project will be constructed at the same time as Boston Street and multipurpose utility easement (MUE) perimeter landscape improvements. Parcels 1 and 2 will be further divided for sale or for leasing purposes with future development. The

preliminary plat as shown is in substantial conformance with the rezoning development plan (Z17-1028).

Project Data Table

Site Development Regulations	Required per LDC and Ordinance 2661	Proposed
Dev Standards	Per C-2 Standards pages 65, 66 and 67	Per C-2 Standards pages 65, 66 and 67
Maximum Density	12-36 DU/Acre	12-36 DU/Acre
Max. FAR	.5 Per C-2 Table page 65	.5 Per C-2 Table page 65
Permitted Land Uses	Per Land Use Table page 56	Per Land Use Table page 56
Maximum Building Height (ft.)/(Stories)	40' Retail & Services 60' Office & Hotel 55' Multi Family	40' Retail & Services 60' Office & Hotel 55' Multi Family
Minimum Building Setback (ft.)		
Front to ROW	20'	20'
Side to ROW	20'	20'
Rear to non-residential	0'	0'
Minimum Required Perimeter Landscape Area (ft.)		
Front to ROW	5'	20'
Side to ROW	5'	20'
Rear to non-residential	5'	5'
Maximum Lot Coverage (%)	15%	15%
Off-Street Parking and Loading	Per Parking Tables pages 65 and 88	Per Parking Tables pages 65 and 88

Preliminary Plat

As previously stated the preliminary plat will divide Parcel F1 into Parcels 1, 2 and 3. Parcel 1 will be developed as Phase B, the multi-family component of the project as approved in DR18-02 Elevations. Elevations will be responsible for the perimeter landscape within its boundary. Macerich, the owners of Parcels 2 and 3, will be responsible for the construction of Boston Street and the traffic signal at Boston Street and Market Street in Phase A. The Boston Street cross-section is a modified collector street with 80' wide full right-of-way (ROW) at the intersections of Boston Street and Market Street and Boston Street and Santan Village Parkway and then narrowing to 66' wide between the intersections with a 10' wide multi use easement for utilities, sidewalks and landscape. This design has been accepted by Traffic and the Town Engineer. Other street improvements, including street pavement, curb and gutter, curb cuts and decal lanes along Santan Village Parkway and Market Street, were constructed at the time of the initial Crossroads PAD development. The ROW is located at the back of curb and a 20' wide public utility easement (PUE) is designated for utilities, sidewalks and landscape. Per Condition No. 4, some decal lanes and/or curb cuts may need to be adjusted within the existing ROWs pending future development/site

design. During Phase A, Private Drives A, B and C located on Parcel 2 shall be constructed to provide secondary access for the Phase I Elevations project. Drive A shall be 31' wide back-of-curb to back-of-curb. Private Drives B and C shall be 36' wide back-of-curb to back-of-curb.

Grading and Drainage

The preliminary Grading and Drainage plans call for a number of temporary basins scattered across the site. As future development occurs it is anticipated that the temporary basins will be absorbed into the project and a majority of retention will occur via underground catch basins.

Open Space Plan

The Open Space Plan for Phase A consists of landscape within the MUE along Santan Village Parkway, Williams Field Road and Boston Street. The streetscape is consistent with the existing plant palettes for those streets. The designated theme tree for arterials in this area is the Blue Palo Verde. Twenty four and 36" box Sweet Acacia and Mexican Bird of Paradise are interspersed with the Blue Palo Verde for variety along Santan Village Parkway. Twenty four and 36" box Thornless Mesquite trees complete the tree palette on Williams Field Road. Twenty four and 36" box Evergreen Elm and Mexican Bird of Paradise are added on Market Street. Trees along Boston Street will be planted at the time of site development since the MUE along Boston is too narrow and close to the street to allow planting for the mature growth of a large tree. Internal trees are predominantly Heritage Live oak and Red Push Pistache. Supporting plants consist of Texas Sage, Jojoba, Red Bird of Paradise, Ruellia, Bouganvillea, Fire Cracker Plant, Tecoma Stans, Regal Mist, Date Palms, Agave and Lantana to name a few. Annuals and grass will be used at key entry of gathering places throughout the project. Half inch decomposed granite will be matched as closely as possible to the other stone used through the SanTan Village Marketplace.

Colors and Materials

The colors and materials palette is consistent with those used within Parcels B, F and G of the surrounding commercial development. The natural earth tones will be applied to screen walls, hardscape, entry features, site amenities, signage and future buildings. Site furnishing are to be in brown tones. Lighting is not proposed for Phase A. Proposed stone is the Country Ledge stone used throughout the SanTan Mall area.

Signage

The SanTan Village Master Sign Plan (MSP) was approved in 2005 for Parcels G1 G2. There have been 10 amendments added in Parcels A, C, D, the Pavilions and the Flats. Parcel F was approved in 2005 but exists under a different MSP as does the Mall. The location, hierarchy and designs of the freestanding monument signs depicted in this approval are consistent with the MSP signs. Even though the monument sign designs are included in this report for reference, the MSP will still require an administrative approval to update sign locations for Parcel F1.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Move to Approve the Findings of Fact and S18-05, Santan Village Phase 5 Preliminary Plat and Open Space Plan for approximately 39.5 acres, generally located at the at the southeast corner of Santan Village Parkway and Williams Field Road and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to following conditions.

1. The Final Plat and Open Space Plans for SanTan Village Phase 5 and construction of the project shall be in substantial conformance with Exhibits 3, 4, 5 and the Open Space Plan Exhibits 6 and 7 approved by the Planning Commission/ Design Review Board at the September 5, 2018 public hearing.
2. Future proposed signage complying with the Santan Village Marketplace Master Sign Plan shall be approved administratively by Planning Staff prior to submitting for sign permits.
3. The Traffic Engineering Department does not accept the right-in/right-out access located at the southeast corner of Santan Village Parkway and Williams Field Road due to its planned location at the beginning of the right-turn deceleration lane. However, the Town is willing to accept this access as a conditional access. The Town Engineer reserves the right to deny or modify the access dependent on the future land use of the parcel. The developer must further study the access location at the time when a site specific design submittal is considered by the Town.

Respectfully submitted,



Amy Temes
Interim Principal Planner

Attachments and Enclosures:

Attachments:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Phasing Plan
- 4) Preliminary Plat
- 5) Grading and Drainage
- 6) Roadway Cross-Sections
- 7) Open Space Plan/Landscape
- 8) Colors and Materials
- 9) Monument Signs

**FINDINGS OF FACT
S18-05, SanTan Village Phase 5**

1. The project is consistent with the Commercial Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 5, 2018* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

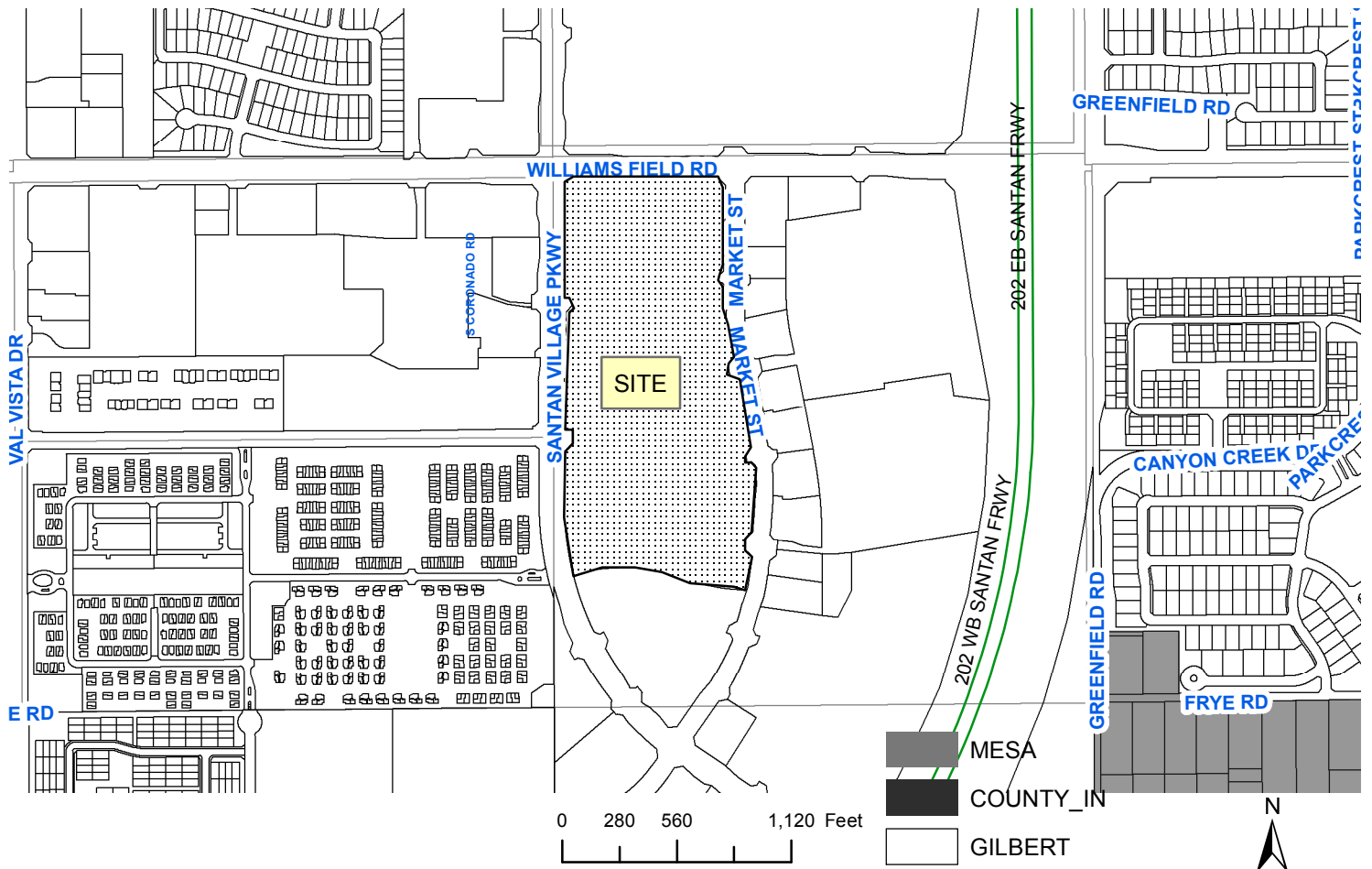
*** Call Planning Department to verify date and time:
(480) 503-6729**

REQUESTED ACTION:

S18-05: Request to approve Preliminary Plat and Open Space Plan for San Tan Village Phase V, for a commercial subdivision on approx. 37.48 acres generally located at the southeast corner of Santan Village Parkway and Williams Field Road in the Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

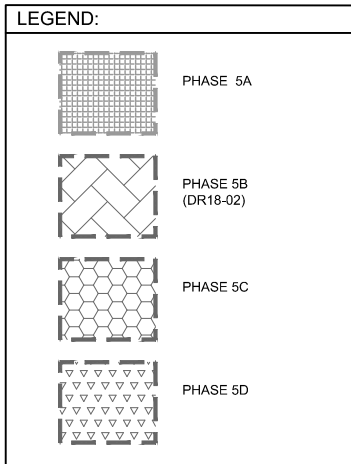
SITE LOCATION:



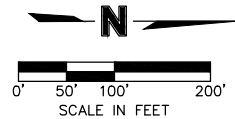
**APPLICANT: Burch & Cracchiolo, P.A.
CONTACT: Brennan Ray
ADDRESS: 702 E. Osborn Rd., Suite 200
Phoenix, AZ 85014**

**TELEPHONE: (602) 234-8794
E-MAIL: bray@bcattorneys.com**

DWG: F:\2016\2001-2500\016-2475\40-Design\AutoCAD\Preliminary Plans\15--PRELIMINARY PHASING PLAN_62475.dwg
 DATE: Aug 15, 2018 4:02pm XREFS: C:\BULK_PRE_62475 C:\PBASE_PRE_62475 C:\PBASE_PH5A_62475 C:\XBASE_PRE_62475
 USER: thutthinswss LLSBASE_PRE_62475



NOTE:
PERIMETER LANDSCAPE NORTH OF BOSTON STREET
TO BE INSTALLED IN ITS ENTIRETY WHEN LOT 3
DEVELOPMENT OCCURS. (PHASE 5D).








1. GROSS PROJECT SITE AREA IS 1,632,958 SQUARE FEET, OR 37.487 ACRES.
2. PROJECT SITE AREA (AFTER ROW DEDICATION) IS 1,563,622 SQUARE FEET, OR 35.90 ACRES.
3. ASSESSORS PARCEL #: EXISTING PARCEL 304-46-978; 304-46-979; 304-46-980; 304-46-981
4. THE EXISTING ZONE IS RC (REGIONAL COMMERCIAL)/PAD (Z99-41). THE PROPOSED ZONE IS RC (REGIONAL COMMERCIAL)/PAD (Z99-41).
5. FLOOD ZONE= ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. PANEL # 04013C2765M, DATED NOVEMBER 4, 2015.

LOT 1, LOT 2, LOT 3 AND LOT 4, SANTAN VILLAGE-PHASE 4, ACCORDING TO
BOOK 997 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA

A 3" GILBERT BRASS CAP FLUSH, LOCATED AT THE EAST QUARTER CORNER OF SECTION 33, T1S, R6E, G&SRM; PUBLISHED IN GDACS BOOK 658, PAGE 13, M.C.R., AND LISTED AS CORNER # 22593-1 THEREIN. NAVD 88' ELEVATION = 1286.13'

S89°37'43"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 33, AND A BRASS CAP FLUSH WITH THE PAVEMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 33, USING GLOBAL POSITIONING SYSTEMS.

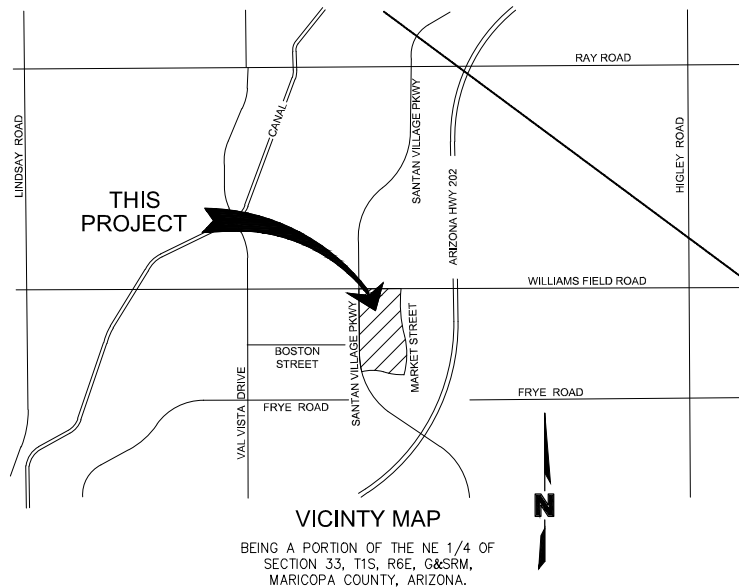
ITEM	LEGEND	SYMBOL
PROPERTY LINE	— — — — —	— — — — —
EASEMENT BOUNDARY	— — — — —	— — — — —
CENTER LINE	— — — — —	— — — — —
EXIST POWER POLE	— — — — —	
EXIST OVERHEAD POWER	— — — — —	— — — — — OHP — — — — —
EXIST PUBLIC WATER MAIN W/VALVE	— — — — —	 W — — — — —
EXIST UNDERGROUND TELEPHONE	— — — — —	— — — — — TELE — — — — —
EXIST UNDERGROUND FIBER OPTICS	— — — — —	— — — — — FO — — — — —
EXIST UNDERGROUND GAS LINE	— — — — —	— — — — — G — — — — —
EXIST PUBLIC SEWER MAIN W/MANHOLE	— — — — —	— — — — — SS — — — — —
EXIST FIRE HYDRANT	— — — — —	— — — — — 
EXIST TREE, BUSH & SHRUB	— — — — —	 

COMPANY	UTILITY	NUMBER	DATE SENT
SALT RIVER PROJECT (SRP)	ELECTRIC	(602) 236-0432	12/15/2016
TOWN OF GILBERT- UTILITIES DIVISION	WATER	(480) 503-6800	12/15/2016
TOWN OF GILBERT- UTILITIES DIVISION	SEWER	(480) 503-6800	12/15/2016
SOUTHWEST GAS COMPANY (SWG)	GAS	(602) 484-5649	12/15/2016
CENTURY LINK	TELEPHONE	(480) 254-0127	12/15/2016
COX COMMUNICATION	CABLE	(623) 328-3554	12/15/2016
TOWN OF GILBERT- FIRE PREVENTION & SAFETY	FIRE	(480) 503-6359	12/15/2016

I HEREBY CERTIFY THAT I HAVE CONTACTED ALL INTERESTED UTILITY COMPANIES AND HAVE TRANSFERRED ALL EXISTING AND/OR PROPOSED UTILITY LINES AND RELATED INFORMATION ONTO THESE PLANS, IN ADDITION TO CORRECTLY PLOTTING THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENT LINES.

The map shows three lots: Lot 1 (bottom left), Lot 2 (bottom right), and Lot 3 (top). Lot 3 is shaded with diagonal lines. Lot 2 is also shaded with diagonal lines. Lot 1 is unshaded. The streets shown are E Williams Field Road (top), S Santan Village Parkway (left), S Boston Street (middle), S Market Street (right), Private Drive A (between Lot 1 and Lot 2), Private Drive B (bottom of Lot 2), and Private Drive C (right of Lot 2). A scale bar indicates 0 to 400 feet. A north arrow points up. A legend shows a shaded area labeled 'SITE AREA'.

LOT#	AREA(SF/ACRES)	ZONING CLASSIFICATION
LOT 1	391,118/8.98	RC (WITH PAD OVERLAY: ORDINANCE 2661 GILBERT CROSSROADS CENTER)
LOT 2	306,031/7.03	RC (WITH PAD OVERLAY: ORDINANCE 2661 GILBERT CROSSROADS CENTER)
LOT 3	866,473/19.89	RC (WITH PAD OVERLAY: ORDINANCE 2661 GILBERT CROSSROADS CENTER)



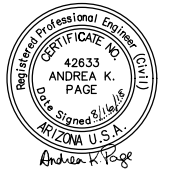
<p>OWNER/DEVELOPER MACERICH 1411 NORTH TATUM BOULEVARD PHOENIX, AZ 85028 (602) 953-6539 ATTN: JACOB KNUDSEN</p>	<p>SURVEYOR OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, AZ 85020 (602) 748-1000 ATTN: MARK MACHEN</p>
<p>CIVIL ENGINEER OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, AZ 85020 (602) 748-1000 ATTN: CARDELL ANDREWS</p>	<p>LANDSCAPE ARCHITECT OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, AZ 85020 (602) 748-1000 ATTN: AMY SCHWENNER</p>

SHEET INDEX		
#	SHEET NAME	SHEET NO.
1	COVER SHEET	C001
2	PRELIMINARY PLAT	C101
3	OVERALL GRADING AND DRAINAGE PLAN	C201
4	BOSTON STREET GRADING AND DRAINAGE PLAN	C202
5	PRIVATE DRIVE B & S SANTAN VILLAGE PARKWAY GRADING AND DRAINAGE PLAN	C203
6	E WILLIAMS FIELD ROAD GRADING AND DRAINAGE PLAN	C204
7	PRIVATE DRIVE A & C GRADING AND DRAINAGE PLAN	C205
8	UTILITY PLAN	C301
9	BOSTON STREET ROADWAY SECTIONS	C401
10	PRIVATE DRIVE B & S SANTAN VILLAGE PARKWAY ROADWAY SECTIONS	C402
11	E WILLIAMS FIELD ROAD ROADWAY SECTIONS	C403
12	PRIVATE DRIVE A & C ROADWAY SECTIONS	C404
13	DETAILS	C501
14	SIGN PLAN	C601
15	PHASING PLAN	C701

**S18-05 SanTan Village Phase 5
Attachment 4: Preliminary Plat
September 5, 2018**

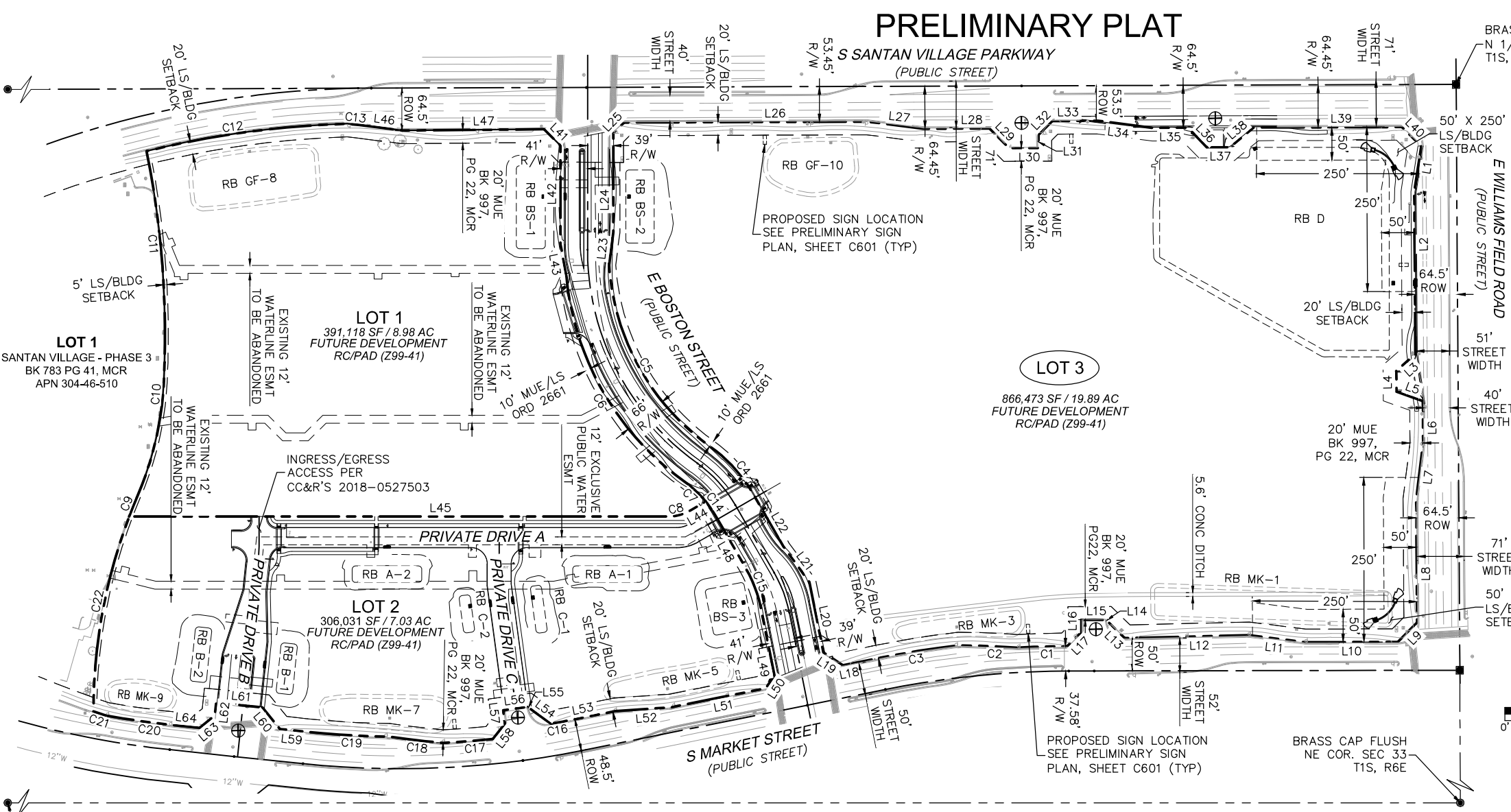
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ASSOCIATES

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Phoenix, AZ 85020-5282
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FAX 602.748.1001
www.olsonassociates.com



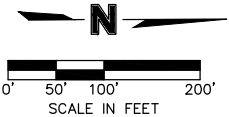
PRELIMINARY PLAT COVER SHEET	REV. NO.	DATE	REVISIONS DESCRIPTION
SANTAN VILLAGE PHASE 5 2492 SOUTH MARKET STREET			
GILBERT, ARIZONA			
2018		REVISIONS	
drawn by: _____ THW checked by: _____ S/JV approved by: _____ CALL Q/VQC by: _____ S/JV project no.: _____ 016-2475 drawing no.: _____ date: _____ 08/15/2018			
C001 1 of 15			

DWG: F:\2016\2001-2500\016-2475\40-Design\AutoCAD\Preliminary Plans\Sheets\2-PRELIMINARY PLAT_62475.dwg
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C_XBASE_PHS_62475
C_PMT_PRE_62475
XREFS: C_TBLK_PRE_62475



SITE DATA TABLE	
ZONING	RC (WITH PAD OVERLAY: ORDINANCE 2661 GILBERT CROSSROADS CENTER)
GROSS AREA (PARENT PARCEL)	1,632,957.97 SF OR 37.487 ACRES
NET AREA (PARENT PARCEL)	1,563,622 SF OR 35.90 ACRES (MINUS ROW DEDICATIONS FOR NEW TURN LANES)
LOT TABLE	LOT 1= 391,118 SF OR 8.98 ACRES LOT 2= 306,031 SF OR 7.03 ACRES LOT 3= 866,473 SF OR 19.89 ACRES
LANDSCAPE SETBACK	REQUIRED/PROVIDED= VARIES (SEE PLAN)
MAXIMUM LOT COVERAGE	REQUIRED= 40% MAX PROVIDED= 0% (NO BUILDINGS PROPOSED)
% OPEN SPACE	REQUIRED= 10% MIN PROVIDED= 100% (NO BUILDINGS PROPOSED)

- NOTES:
- FOR BOSTON STREET CONSTRUCTION INFORMATION, SEE SHEET C401.
 - FOR PRIVATE DRIVE B AND S SANTAN VILLAGE PARKWAY CONSTRUCTION INFORMATION, SEE SHEET C402.
 - FOR E WILLIAMS FIELD ROAD CONSTRUCTION SEE SHEET C403.
 - FOR PRIVATE DRIVE A AND C CONSTRUCTION SEE SHEET C404.
 - ALL EXISTING ONSITE WATER LINE EASEMENTS ARE UNUSED AND WILL BE ABANDONED THROUGH THE RE-PLATTING PROCESS.



BRASS CAP FLUSH
E 1/4 COR. SEC 33
T1S, R6E

LEGEND

⊕ MINOR DRIVE

RB RETENTION BASIN

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S81°26'27"E	70.42
L2	N89°37'43"E	245.97
L3	S41°38'03"E	38.61
L4	N89°37'43"E	31.50
L5	N19°40'57"E	42.60
L6	N89°37'43"E	64.15
L7	S82°59'51"E	85.68
L8	N89°37'43"E	187.25
L9	S45°14'16"E	41.62
L10	S00°06'15"E	141.16
L11	S07°07'26"W	85.70
L12	S01°21'52"E	188.53
L13	S44°15'57"W	37.79
L14	S89°53'45"W	1.61
L15	S00°06'15"E	39.17
L16	N89°53'45"E	19.09
L17	S45°06'15"E	29.82
L18	S11°22'23"E	56.18
L19	S33°37'37"W	35.24

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L20	S78°37'39"W	109.28
L21	S53°54'55"W	66.58
L22	S60°04'02"W	91.02
L23	N82°51'55"W	50.38
L24	N90°00'00"W	150.00
L25	N45°19'12"W	23.31
L26	N00°11'58"W	369.74
L27	N07°10'28"E	85.71
L28	N00°11'58"W	100.16
L29	N44°48'02"E	42.43
L30	N00°11'58"W	44.50
L31	S89°48'02"W	19.92
L32	N45°11'58"W	29.82
L33	N00°11'58"W	69.59
L34	N07°18'02"E	84.28
L35	N00°06'42"W	52.89
L36	N45°54'04"E	41.15
L37	N00°00'00"E	34.82
L38	N39°34'18"W	47.06

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L39	N00°11'58"W	224.90
L40	N44°42'53"E	41.39
L41	N44°40'49"E	35.33
L42	N90°00'00"E	150.00
L43	N79°45'36"E	50.77
L44	S29°55'58"E	27.19
L45	S00°00'00"E	818.19
L46	N07°10'28"E	47.74
L47	N00°30'26"W	214.72
L48	N60°04'02"E	91.02
L49	N78°37'39"E	104.35
L50	S56°22'23"E	23.57
L51	S11°22'23"E	146.23
L52	S03°59'57"E	85.73
L53	S11°22'23"E	62.12
L54	S36°15'20"W	41.50
L55	S85°12'38"W	1.19
L56	S07°41'30"E	39.22
L57	N82°18'30"E	20.65

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L58	S51°58'41"E	29.55
L59	S06°00'27"W	40.34
L60	S51°00'27"W	42.43
L61	S06°00'27"W	70.50
L62	S83°59'33"E	19.92
L63	S38°59'33"E	29.82
L64	S06°00'27"W	41.63

CURVE TABLE			
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)
C1	1462.58	002°59'13"	76.25
C2	1456.98	003°27'56"	88.13
C3	1473.58	004°47'09"	123.09
C4	233.00	024°31'25"	99.73
C5	367.00	050°48'44"	325.47
C6	433.00	048°54'47"	369.65
C7	167.00	015°13'28"	44.37
C8	68.00	029°55'58"	35.52
C9	833.82	002°22'51"	34.65
C10	500.00	020°14'36"	176.66
C11	1413.11	014°20'09"	353.57
C12	1446.42	012°13'22"	308.56
C13	1436.10	001°27'33"	36.57
C14	167.00	009°17'57"	27.10
C15	200.00	018°33'37"	64.79
C16	1351.42	001°35'04"	37.37
C17	1362.42	003°11'37"	75.94
C18	1345.41	003°32'20"	83.10
C19	1351.42	005°18'50"	125.34

CURVE TABLE			
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)
C20	1362.42	004°16'51"	101.79
C21	1345.41	000°50'52"	19.91
C22	833.82	020°47'21"	302.54

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Andrea K. Page

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REVISIONS DESCRIPTION

DATE

REV. NO.

2018

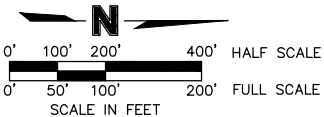
PRELIMINARY PLAT
PRELIMINARY PLAT
SANTAN VILLAGE PHASE 5
2492 SOUTH MARKET STREET
GILBERT, ARIZONA

drawn by: THW
checked by: S/JV
approved by: C/AL
QA/QC by: S/JV
project no.: 016-2475
drawing no.:
date: 08/15/2018

C101
2 of 15

PPS-2018-00005
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olsonassociates.com

S SANTAN VILLAGE PARKWAY
(PUBLIC STREET)



EXISTING STRUCTURES

ID	DESCRIPTION
8" STUB #11	40 LF @ 0.45% IE=1268.43
MH #1	RIM=1278.55 IE E=12671.03 (8") IE W=1270.93(8") IE N=1270.13 (8") IE S=1270.13 (8")
MH #2	RIM=1278.71 IE W=1271.35 (8") IE NE=1271.45 (8") IE S=1271.55 (8")
MH #3	RIM=1278.71 IE W=1271.35 (8") IE NE=1271.45 (8") IE S=1271.55 (8")

ID	DESCRIPTION
EX 8" STUB #1	97 LF @ 0.43% IE=1266.46
EX 8" STUB #2	131 LF @ 0.43% IE=1270.22
EX 8" STUB #3	97 LF @ 0.45% IE=1265.01
EX 8" STUB #4	97 LF @ 0.61% IE=1266.70
EX 8" STUB #5	97 LF @ 0.33% IE=1268.08
EX MH A	RIM=1279.60 IE E=1269.66 (8") IE W=1269.66 (8") IE N=1269.56 (8") IE S=1269.66 (8")
EX MH B	RIM=1277.98 IE E=1266.14 (8") IE W=1266.14 (8") IE N=1266.14 (8") IE S=1266.14 (8")

drawn by: _____ THW
checked by: _____ SJV
approved by: _____ CAll
QA/QC by: _____ SJV
project no.: _____ 016-2475
drawing no.: _____
date: _____ 08/14/2018

- ① REMOVE CAP AND CONNECT TO EXISTING SEWER
- ② REMOVE EXISTING CURB STOP AND VALVE BOX AND CONNECT TO EXISTING WATER STUB
- ③ PROVIDE CURB STOP AND VALVE BOX FOR FUTURE CONNECTION
- ④ STUB AND CAP FOR FUTURE CONNECTION
- ⑤ CONNECT TO EXISTING WATER METER
- ⑥ 1-2" DOMESTIC WATERLINE
1-6" FIRE HYDRANT LINE
1-6" FIRELINE (OUTSIDE OF EASEMENT)



REVISIONS

PRELIMINARY PLAT UTILITY PLAN	SANTAN VILLAGE PHASE 5 2492 SOUTH MARKET STREET	2018
GILBERT, ARIZONA		

OVERALL GRADING & DRAINAGE PLAN

SanTan Village - Phase 5

Vol Req.=ACP

Proposed Temporary Retention Basin Info

Drainage Area & Basin ID	Area A (ac)	Weighted C	Precipitation P (3) (in)	Basin Highwater (elev)	Basin Bottom (elev)	Volume Required (cf)	Volume Provided (cf)
BS-1	0.66	0.90	3	1,277.20	1,276.20	6,450	6,545
BS-2	0.56	0.90	3	1,277.10	1,276.10	5,443	5,678
BS-3	0.50	0.90	3	1,278.40	1,277.40	4,901	5,027
D-1	0.92	0.90	3			8,986	
D-2	1.14	0.90	3			11,152	
D-3	12.94	0.50	3			70,458	
D Total				1,276.50	1,275.50	90,596	91,825
A-1	0.31	0.90	3	1,279.00	1,278.00	3,038	3,401
A-2	0.34	0.90	3	1,279.00	1,278.00	3,332	3,402
B-1	0.25	0.90	3	1,278.60	1,277.60	2,450	2,518
B-2	0.26	0.90	3	1,278.30	1,277.30	2,548	2,704
C-1	0.17	0.90	3	1,278.50	1,277.50	1,666	1,739
C-2	0.14	0.90	3	1,278.50	1,277.50	1,372	1,394

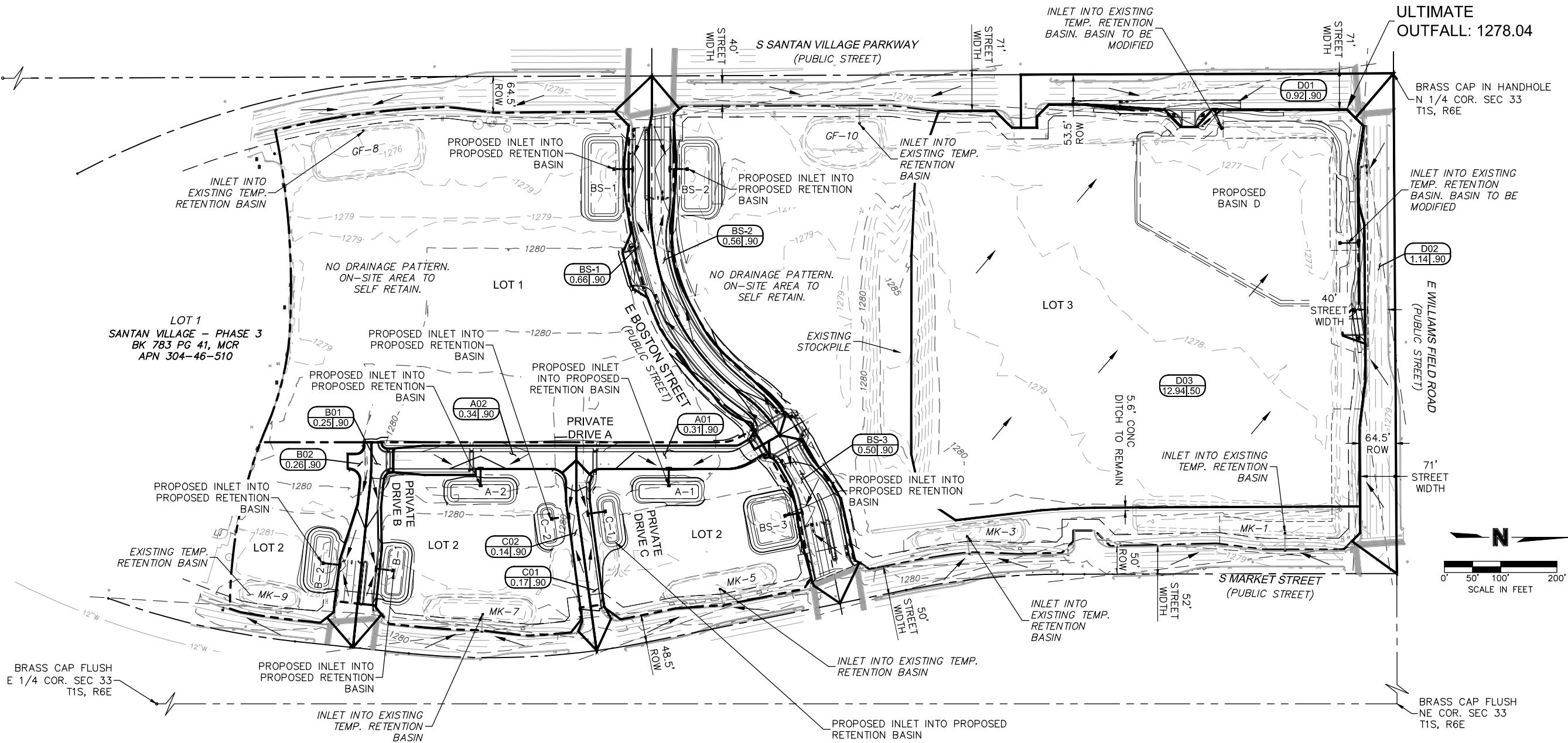
Existing Temporary Retention Basin Info

Existing Basin ID	Basin* Highwater (elev)	Basin* Bottom (elev)	Volume Required (cf)	Volume Provided (cf)
GF-8	1,277.47	1,276.47	16,281	16,390
GF-10	1,277.49	1,276.49	9,768	9,901
MK-1	1,278.47	1,277.47	6,104	6,141
MK-3	1,279.23	1,278.23	5,601	5,659
MK-5	1,279.38	1,278.38	5,340	5,439
MK-7	1,279.33	1,278.33	5,515	5,668
MK-9	1,279.42	1,278.42	5,216	5,245

* Existing temporary basin information is from Town of Gilbert As-built Plans 3-406 & 3-407 (SanTan Village Parkway Phase 1 and Phase 3). A datum adjustment of +2.00' was added to elevations to adjust from the NGVD29 to NAVD 88

LEGEND

A= DRAINAGE AREA ID
B=AREA IN ACRES
C='C' RUNOFF COEFFICIENTS
SLOPE DIRECTION
MAJOR-SUB BASIN
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR



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Arizona U.S.A.
Andrea K. Page

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In Maricopa County: (602) 253-1100

PRELIMINARY PLAT	OVERALL GRADING & DRAINAGE PLAN	2018
SANTAN VILLAGE PHASE 5 2492 SOUTH MARKET STREET		GILBERT, ARIZONA
drawn by:	THW	
checked by:	SJV	
approved by:	CAH	
QA/QC by:	SJV	
project no.:	016-2475	
drawing no.:	08/15/2018	
C201		3 of 15

DWG: F:\2016\2001-2500\016-2475\40-Design\AutoCAD\ Preliminary Plans\Sheets\4-PRELIMINARY PLAT_BOSTON STREET GRADING & DRAINAGE PLAN_62475.dwg
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USER: thutchinwss

GRADING LEGEND

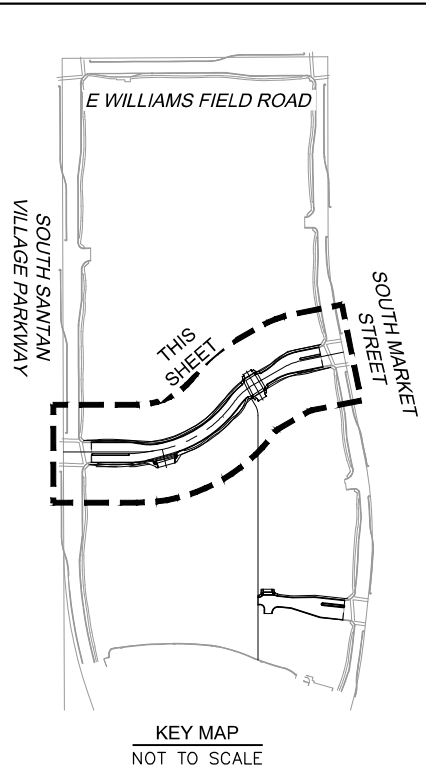
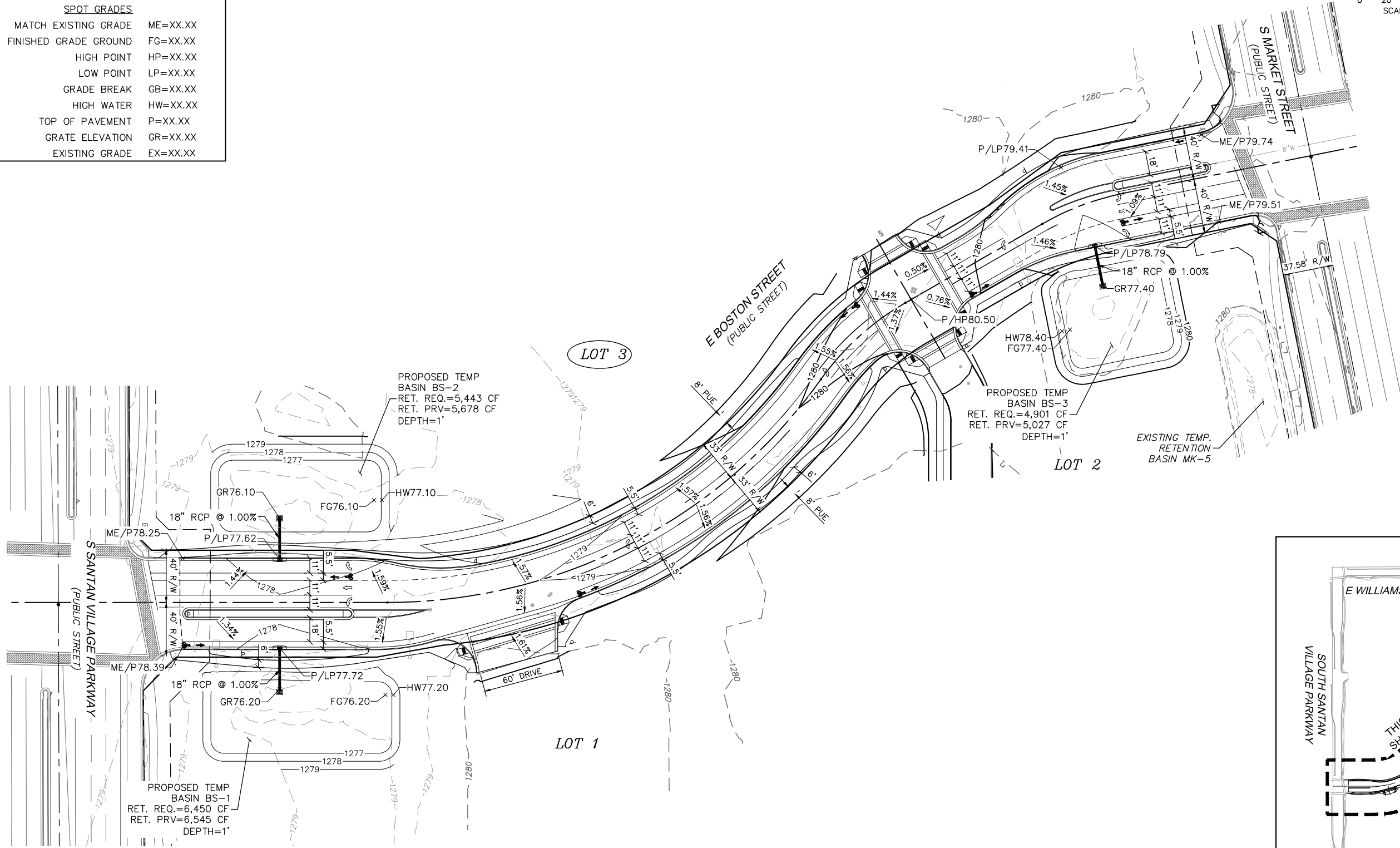
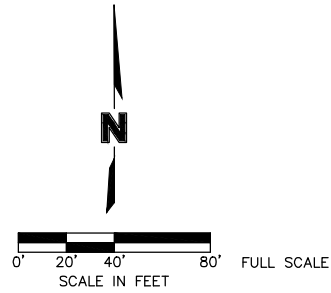
LINES TYPES

EXISTING MAJOR CONTOUR 1085
EXISTING MINOR CONTOUR 1086
PROPOSED MAJOR CONTOUR 1085
PROPOSED MINOR CONTOUR 1086
GRADE BREAK, RIDGE LINE,
OR VALLEY LINE

SPOT GRADES

MATCH EXISTING GRADE ME=XX.XX
FINISHED GRADE GROUND FG=XX.XX
HIGH POINT HP=XX.XX
LOW POINT LP=XX.XX
GRADE BREAK GB=XX.XX
HIGH WATER HW=XX.XX
TOP OF PAVEMENT P=XX.XX
GRATE ELEVATION GR=XX.XX
EXISTING GRADE EX=XX.XX

BOSTON STREET GRADING & DRAINAGE PLAN



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ANDREA K. PAGE
Signed 8/15/18
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REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS

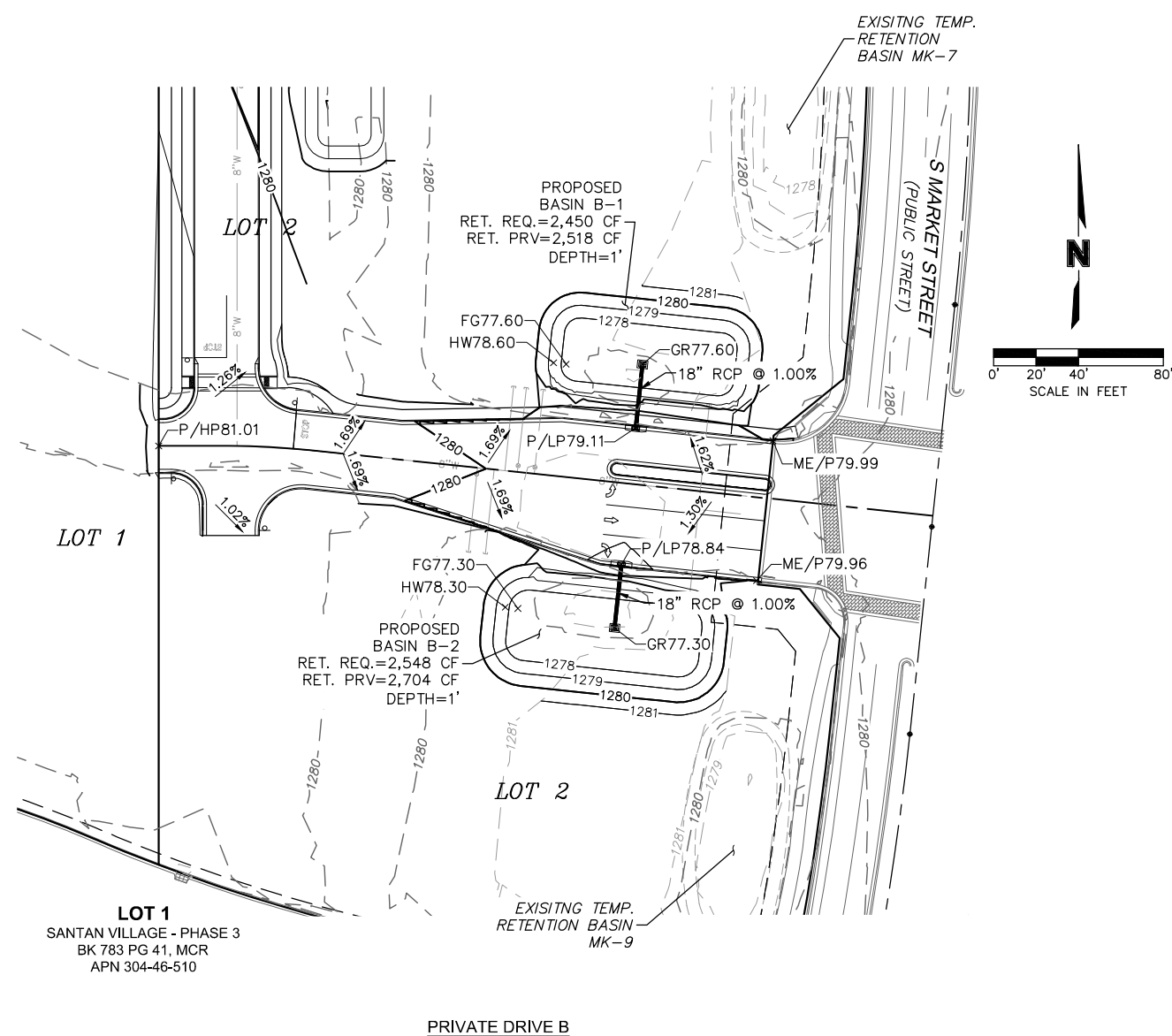
PRELIMINARY PLAT	2018
BOSTON STREET GRADING & DRAINAGE PLAN	
SANTAN VILLAGE PHASE 5 2492 SOUTH MARKET STREET	
GILBERT, ARIZONA	

drawn by: THW	
checked by: S/V	
approved by: C/All	
QA/QC by: S/V	
project no.: 016-2475	
drawing no.: 08/15/2018	

C202
4 of 15

GRADING LEGEND

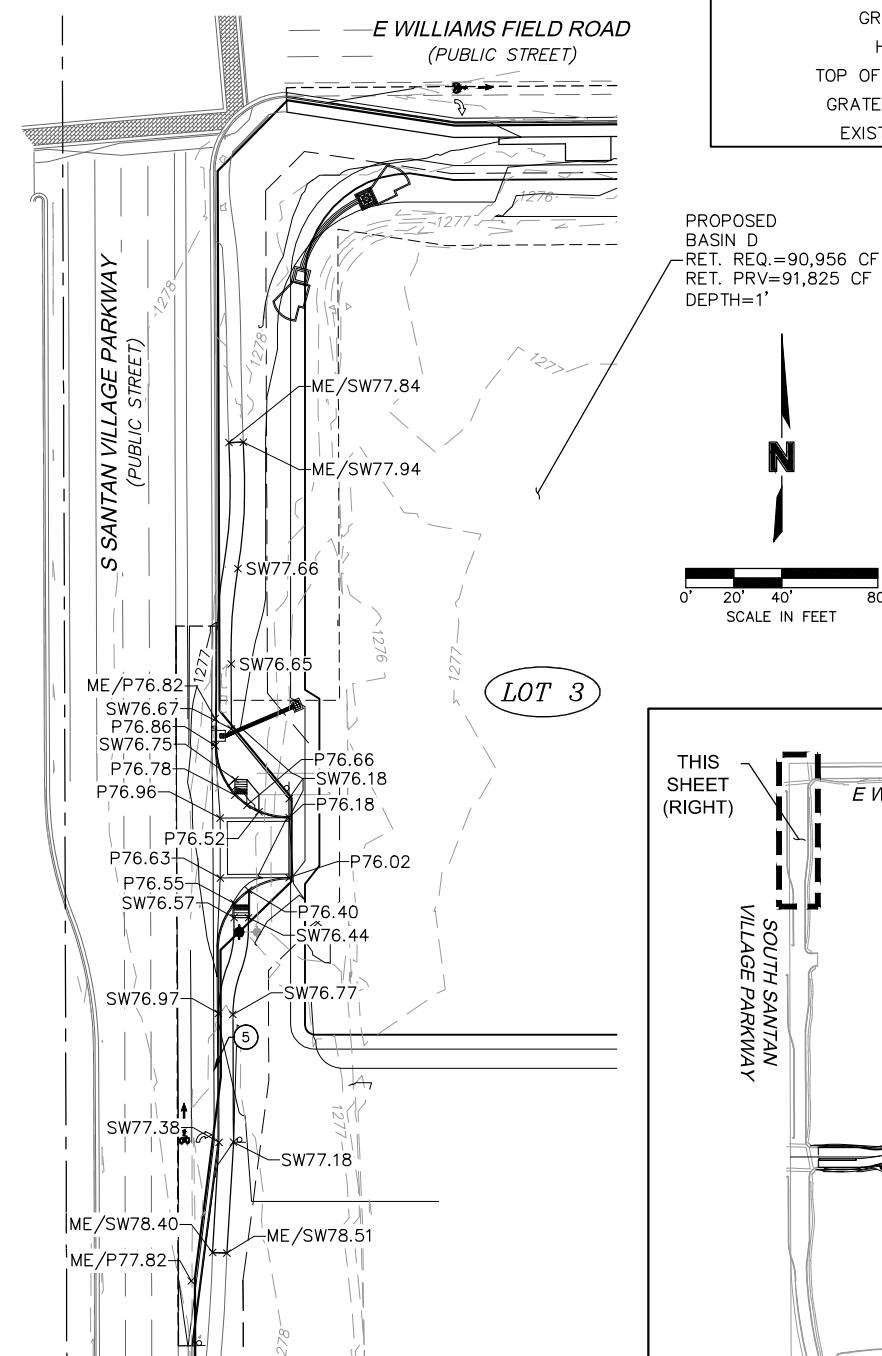
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EXISTING MINOR CONTOUR	 1086
PROPOSED MAJOR CONTOUR	 1085
PROPOSED MINOR CONTOUR	 1086
GRADE BREAK, RIDGE LINE, OR VALLEY LINE	 . . .
<u>SPOT GRADES</u>	
MATCH EXISTING GRADE	ME=XX.XX
FINISHED GRADE GROUND	FG=XX.XX
HIGH POINT	HP=XX.XX
LOW POINT	LP=XX.XX
GRADE BREAK	GB=XX.XX
HIGH WATER	HW=XX.XX
TOP OF PAVEMENT	P=XX.XX
GRATE ELEVATION	GR=XX.XX
EXISTING GRADE	EX=XX.XX



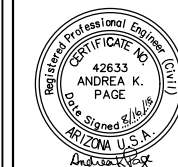
PRIVATE DRIVE B

GRADING LEGEND

<u>LINES TYPES</u>	
EXISTING MAJOR CONTOUR	— 1085 —
EXISTING MINOR CONTOUR	— 1086 —
PROPOSED MAJOR CONTOUR	— 1085 —
PROPOSED MINOR CONTOUR	— 1086 —
GRADE BREAK, RIDGE LINE, OR VALLEY LINE	— . . . —
<u>SPOT GRADES</u>	
MATCH EXISTING GRADE	ME=XX.XX
FINISHED GRADE GROUND	FG=XX.XX
HIGH POINT	HP=XX.XX
LOW POINT	LP=XX.XX
GRADE BREAK	GB=XX.XX
HIGH WATER	HW=XX.XX
TOP OF PAVEMENT	P=XX.XX
GRATE ELEVATION	GR=XX.XX
EXISTING GRADE	EX=XX.XX



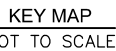
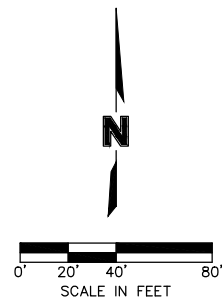
KEY MAP
NOT TO SCALE

[illegible]

PRELIMINARY PLAT	
PRIVATE DRIVE B & NORTH ENTRY DRIVEWAY GRADING & DRAINAGE PLAN	
SANTAN VILLAGE PHASE 5 2492 SOUTH MARKET STREET	
GILBERT, ARIZONA	2018

drawn by:	THW
checked by:	SJV
approved by:	CAII
QA/QC by:	SJV
project no.:	016-2475
drawing no.:	
date:	08/15/2018

DWG: F:\2016\2001-2500\016-2475\40-Design\AutoCAD\Preliminary Plans\6-PRELIMINARY PLAT_EAST WILLIAMS FIELD ROAD GRADING & DRAINAGE PLAN_62475.dwg
DATE: Aug 15, 2018 3:47pm XREFS: C:\BASE_PH5A_62475 C:\BASE_PRE_62475 C:\BLK_PRE_62475 USER: thutchinswoss



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(Professional Engineer)
STATE OF ARIZONA
42633
ANDREA K. PAGE
Date Signed 8/1/02
ARIZONA U.S.A.
Andrea K. Page

[illegible]

PRELIMINARY PLAT EAST WILLIAMS FIELD ROAD GRADING & DRAINAGE PLAN	SANTAN VILLAGE PHASE 5	
	2492 SOUTH MARKET STREET	
	GILBERT, ARIZONA	
	2018	
drawn by:	THW	
checked by:	SJV	
approved by:	CALI	
QA/QC by:	SJV	
project no.:	016-2475	
drawing no.:		
date:	08/15/2018	

C204

6 of 15

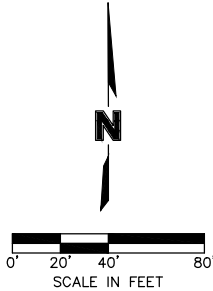
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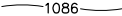

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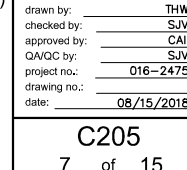
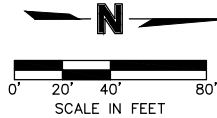
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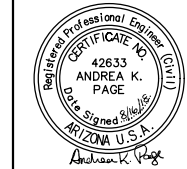
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DATE: Aug 15, 2018 10:11am



<u>LEGEND</u>	
<u>LINES TYPES</u>	
EXISTING MAJOR CONTOUR	 1085
EXISTING MINOR CONTOUR	 1086
PROPOSED MAJOR CONTOUR	 1085
PROPOSED MINOR CONTOUR	 1086
GRADE BREAK, RIDGE LINE, OR VALLEY LINE	
<u>SPOT GRADES</u>	
MATCH EXISTING GRADE	ME=XX.XX
FINISHED GRADE GROUND	FG=XX.XX
HIGH POINT	HP=XX.XX
LOW POINT	LP=XX.XX
GRADE BREAK	GB=XX.XX
HIGH WATER	HW=XX.XX
TOP OF PAVEMENT	P=XX.XX
GRATE ELEVATION	GR=XX.XX
EXISTING GRADE	EX=XX.XX



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[illegible]

PRELIMINARY PLAT PRIVATE DRIVE A & C GRADING & DRAINAGE PLAN SANTAN VILLAGE PHASE 5 2492 SOUTH MARKET STREET	2019
--	------

drawn by: _____ THW
checked by: _____ SJV
approved by: _____ CAJ
QA/QC by: _____ SJV
project no.: _____ 016-2475
drawing no.: _____
date: _____ 08/15/2018

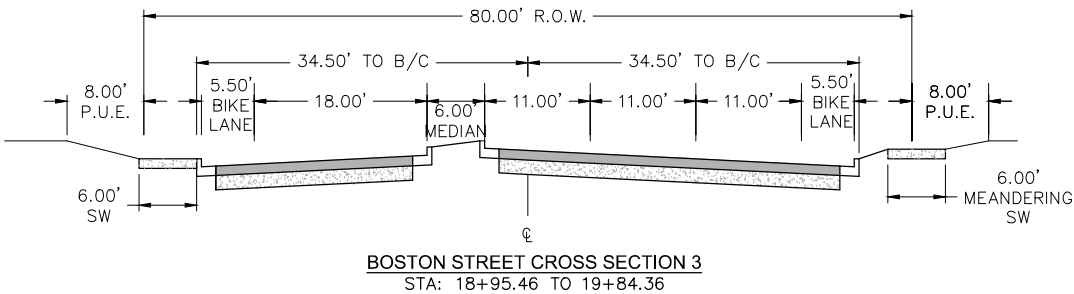
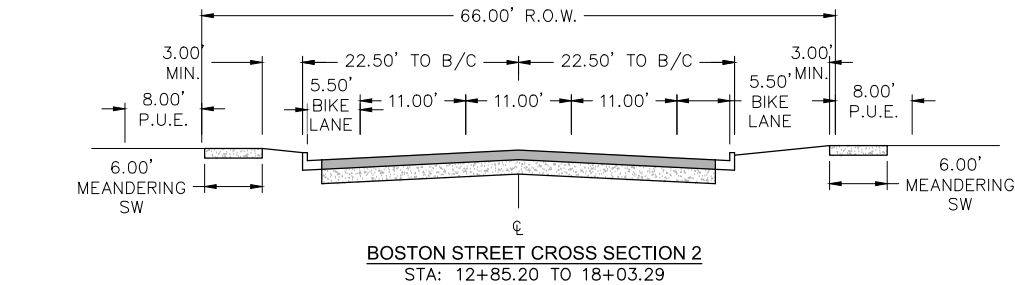
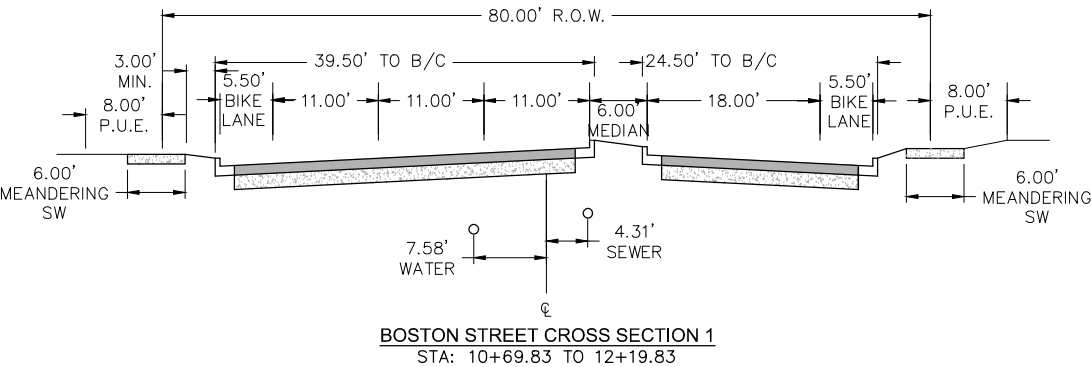
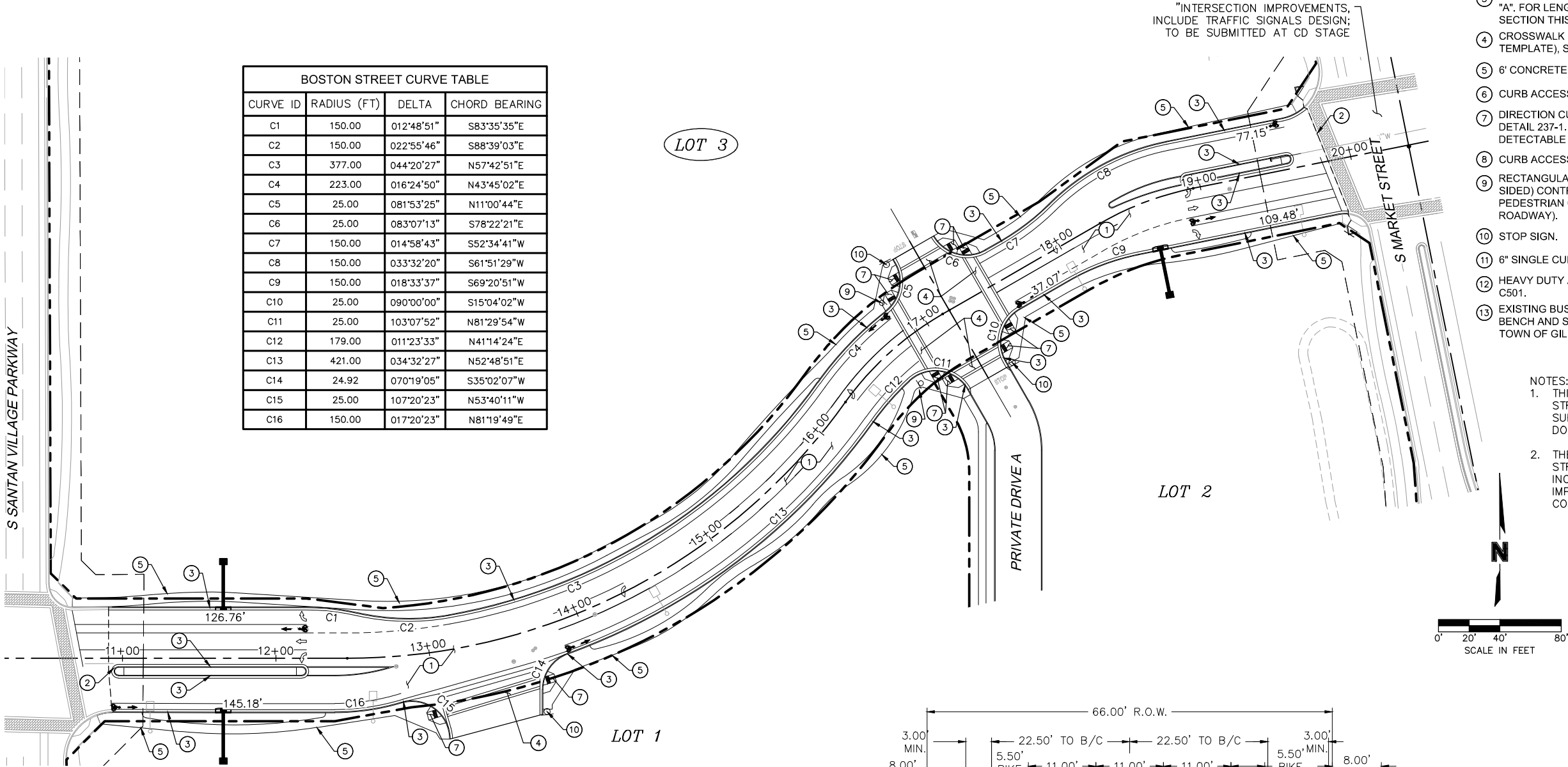
C205
7 of 15

7
5
3

BOSTON STREET ROADWAY SECTIONS

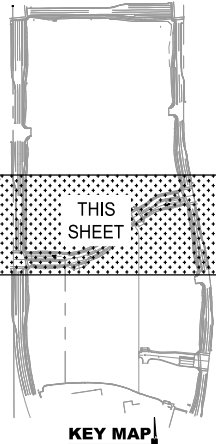
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XREFS: C_TBLK_PRE_62475 C_PAVBASE_PRE_62475 C_PBASE_PRE_62475 C_XBASE_PHS_62475
USER: thutchinwss

BOSTON STREET CURVE TABLE			
CURVE ID	RADIUS (FT)	DELTA	CHORD BEARING
C1	150.00	012°48'51"	S83°35'35"E
C2	150.00	022°55'46"	S88°39'03"E
C3	377.00	044°20'27"	N57°42'51"E
C4	223.00	016°24'50"	N43°45'02"E
C5	25.00	081°53'25"	N11°00'44"E
C6	25.00	083°07'13"	S78°22'21"E
C7	150.00	014°58'43"	S52°34'41"W
C8	150.00	033°32'20"	S61°51'29"W
C9	150.00	018°33'37"	S69°20'51"W
C10	25.00	090°00'00"	S15°04'02"W
C11	25.00	103°07'52"	N81°29'54"W
C12	179.00	011°23'33"	N41°14'24"E
C13	421.00	034°32'27"	N52°48'51"E
C14	24.92	070°19'05"	S35°02'07"W
C15	25.00	107°20'23"	N53°40'11"W
C16	150.00	017°20'23"	N81°19'49"E



- SECTION KEYNOTES
- 1 HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A, SHEET C501.
 - 2 2' MINIMUM SAWCUT. NEW ASPHALT PAVEMENT PER MAG STD DETAIL 200-1, TYPE "A".
 - 3 6" CURB AND GUTTER PER MAG STD DETAIL 220-1, TYPE "A". FOR LENGTHS AND CURVE INFORMATION SEE ROAD SECTION THIS SHEET.
 - 4 CROSSWALK PAVER. SEE DETAIL F (ASHLER SLATE TEMPLATE), SHEET C501.
 - 5 6" CONCRETE SIDEWALK. SEE DETAIL C, SHEET C501.
 - 6 CURB ACCESS RAMP. SEE DETAIL D, SHEET C501.
 - 7 DIRECTION CURB RAMP ATTACHED SIDEWALK. PER MAG DETAIL 237-1. SEE DETAIL E, SHEET C501. INSTALL DETECTABLE WARNING PANEL PER T.O.G. DETAIL GIL-261.
 - 8 CURB ACCESS RAMP PER MAG STD DETAIL 235-3.
 - 9 RECTANGULAR RAPID FLASHING BEACON (RRFB) (DOUBLE SIDED) CONTROLLED CROSS WALK (1 RRFB PLACED ON PEDESTRIAN CROSSING SIGN ON EACH SIDE OF ROADWAY).
 - 10 STOP SIGN.
 - 11 6" SINGLE CURB PER MAG STD DETAIL 220-1, TYPE "A".
 - 12 HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL B, SHEET C501.
 - 13 EXISTING BUS STOP CONCRETE PAD TO BE DEMOLISHED. BENCH AND SHADE STRUCTURE TO BE SALVAGED PER TOWN OF GILBERT REQUIREMENTS.

- NOTES:
- 1. THIS STREET WILL INCLUDE PUBLIC STREET LIGHT IMPROVEMENTS. TO BE SUBMITTED AT CONSTRUCTION DOCUMENT STAGE.
 - 2. THE INTERSECTION OF BOSTON STREET AND MARKET STREET WILL INCLUDE TRAFFIC SIGNAL IMPROVEMENTS TO BE SUBMITTED AT CONSTRUCTION DOCUMENT STAGE.



PRELIMINARY PLAT

BOSTON STREET ROADWAY SECTIONS

SANTAN VILLAGE PHASE 5

2492 SOUTH MARKET STREET

GILBERT, ARIZONA

drawn by: THW

checked by: S/JV

approved by: CAII

QA/QC by: S/JV

project no.: 016-2475

drawing no.: 08/15/2018

2018

C401

9 of 15

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 42633
ANDREA K. PAGE
PE, Signed 8/15/18
ARIZONA U.S.A.
Andrea K. Page

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USER: thutchinwss

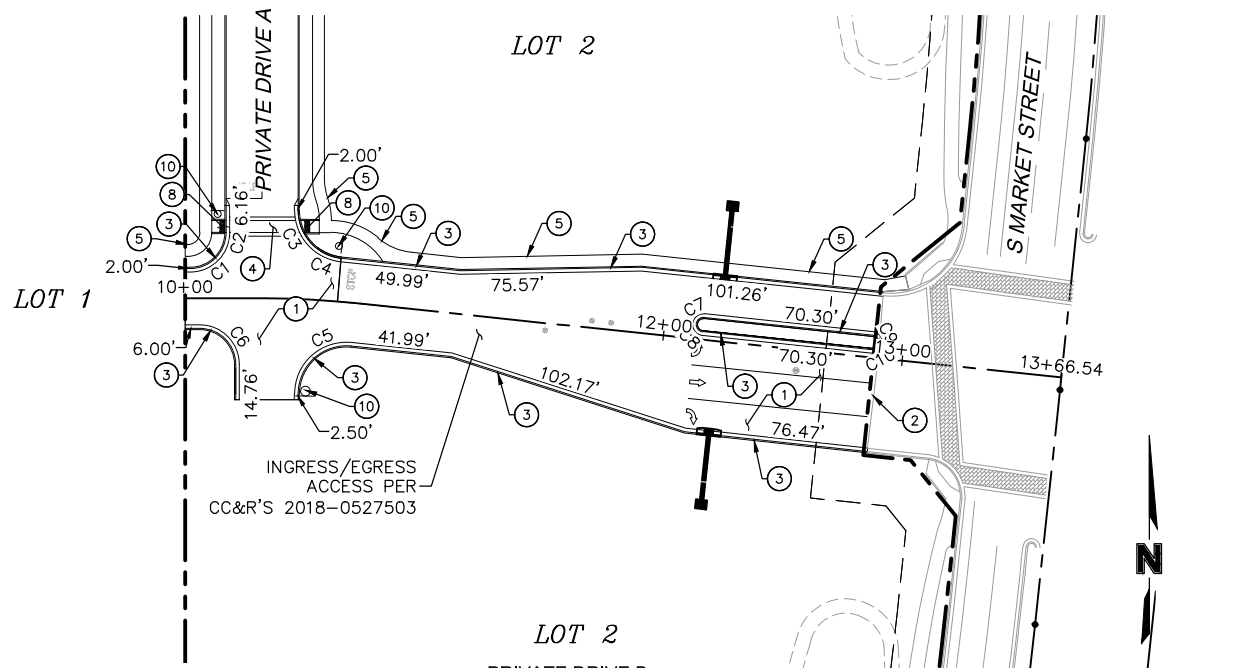
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DATE: Aug 15, 2018 2:43pm XREFS: C_TBLK_PRE_62475 C_PMT_PRE_62475 C_XBASE_PHA_62475

SECTION KEYNOTES

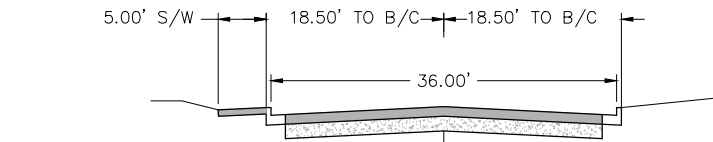
- 1 HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A, SHEET C501.
- 2 2' MINIMUM SAWCUT. NEW ASPHALT PAVEMENT PER MAG STD DETAIL 200-1, TYPE "A".
- 3 6" CURB AND GUTTER PER MAG STD DETAIL 220-1, TYPE "A". FOR LENGTHS AND CURVE INFORMATION SEE ROAD SECTION THIS SHEET.
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- 6 CURB ACCESS RAMP. SEE DETAIL D, SHEET C501.
- 7 DIRECTION CURB RAMP ATTACHED SIDEWALK, PER MAG DETAIL 237-1. SEE DETAIL E, SHEET C501. INSTALL DETECTABLE WARNING PANEL PER T.O.G. DETAIL GIL-261.
- 8 CURB ACCESS RAMP PER MAG STD DETAIL 235-3.
- 9 RECTANGULAR RAPID FLASHING BEACON (RRFB) (DOUBLE SIDED) CONTROLLED CROSS WALK (1 RRFB PLACED ON PEDESTRIAN CROSSING SIGN ON EACH SIDE OF ROADWAY).
- 10 STOP SIGN.
- 11 6" SINGLE CURB PER MAG STD DETAIL 220-1, TYPE "A".
- 12 HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL B, SHEET C501.
- 13 EXISTING BUS STOP CONCRETE PAD TO BE DEMOLISHED. BENCH AND SHADE STRUCTURE TO BE SALVAGED PER TOWN OF GILBERT REQUIREMENTS.

PRIVATE DRIVE B
ROADWAY SECTIONS

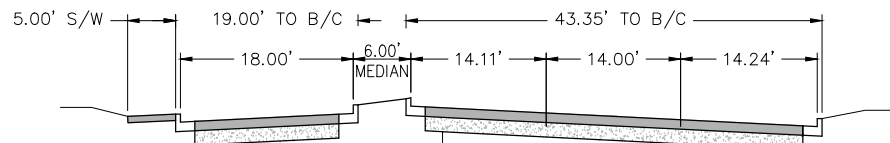
NOTES:
1. THIS PRIVATE DRIVE WILL INCLUDE SITE LIGHTING TO BE SUBMITTED AT CONSTRUCTION DOCUMENT STAGE.



PRIVATE DRIVE B CROSS SECTION 4
STA: 10+71.05 TO 11+13.04

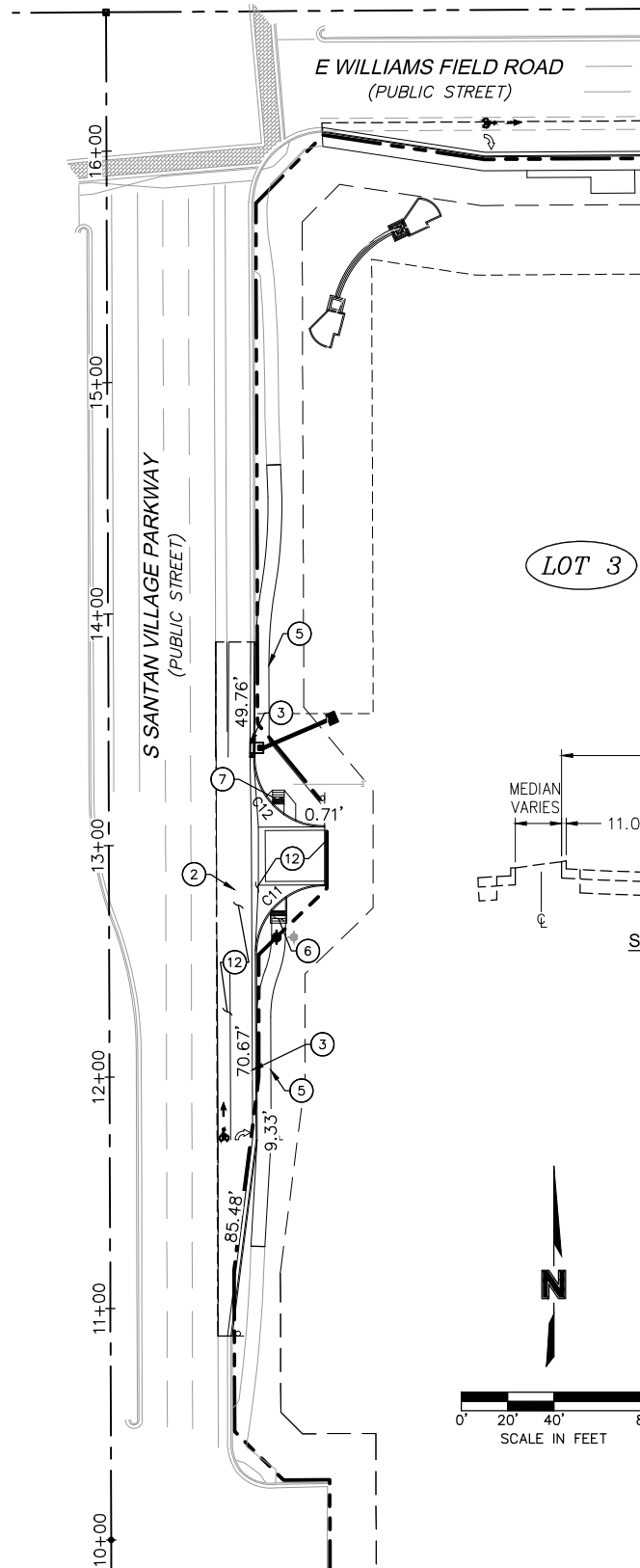


PRIVATE DRIVE B CROSS SECTION 5
STA: 12+13.04 TO 12+89.42



PRIVATE DRIVE B CURVE TABLE			
CURVE ID	RADIUS (FT)	DELTA	CHORD BEARING
C1	15.00	067°04'54"	N56°27'33"E
C2	15.00	022°55'06"	N11°27'33"E
C3	20.00	028°47'29"	S14°23'44"E
C4	20.00	038°00'45"	S64°59'11"E
C5	20.00	096°00'27"	S48°00'14"W
C6	15.00	090°00'00"	N45°00'00"W
C9	3.00	180°00'00"	N06°00'27"E
C10	3.00	180°00'00"	N06°00'27"E

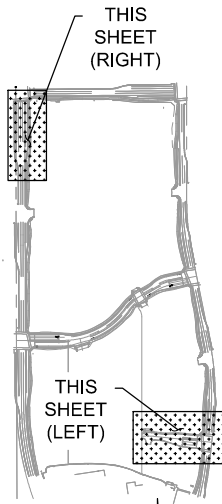
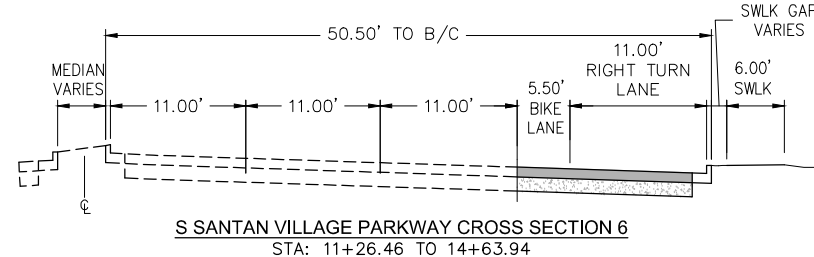
S SANTAN VILLAGE PARKWAY
ROADWAY SECTIONS



SECTION KEYNOTES

- 1 HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A, SHEET C501.
- 2 2' MINIMUM SAWCUT. NEW ASPHALT PAVEMENT PER MAG STD DETAIL 200-1, TYPE "A".
- 3 6" CURB AND GUTTER PER MAG STD DETAIL 220-1, TYPE "A". FOR LENGTHS AND CURVE INFORMATION SEE ROAD SECTION THIS SHEET.
- 4 CROSSWALK PAVER. SEE DETAIL F (ASHLER SLATE TEMPLATE), SHEET C501.
- 5 6' CONCRETE SIDEWALK. SEE DETAIL C, SHEET C501.
- 6 CURB ACCESS RAMP. SEE DETAIL D, SHEET C501.
- 7 DIRECTION CURB RAMP ATTACHED SIDEWALK, PER MAG DETAIL 237-1. SEE DETAIL E, SHEET C501. INSTALL DETECTABLE WARNING PANEL PER T.O.G. DETAIL GIL-261.
- 8 CURB ACCESS RAMP PER MAG STD DETAIL 235-3.
- 9 RECTANGULAR RAPID FLASHING BEACON (RRFB) (DOUBLE SIDED) CONTROLLED CROSS WALK (1 RRFB PLACED ON PEDESTRIAN CROSSING SIGN ON EACH SIDE OF ROADWAY).
- 10 STOP SIGN.
- 11 6" SINGLE CURB PER MAG STD DETAIL 220-1, TYPE "A".
- 12 HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL B, SHEET C501.
- 13 EXISTING BUS STOP CONCRETE PAD TO BE DEMOLISHED. BENCH AND SHADE STRUCTURE TO BE SALVAGED PER TOWN OF GILBERT REQUIREMENTS.

S SANTAN VILLAGE PARKWAY CURVE TABLE			
CURVE ID	RADIUS (FT)	DELTA	CHORD BEARING
C11	30.00	090°16'07"	S44°51'57"W
C12	30.00	090°17'30"	N44°51'15"W



OLSSON ASSOCIATES

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001

Professional Engineer
CERTIFICATE NO. 42633
ANDREA K. PAGE
Signed 8/15/2018
ARIZONA U.S.A.

Call at least two full working days before you begin excavation.
ARIZONA 311
Arizona Safe Streets, Inc.
801-841-1111 or 1-800-87-TAKE-IT (734-6348)
In Maricopa County: (602) 253-5100

REVISIONS DESCRIPTION		REVISIONS	
REV. NO.	DATE		

PRELIMINARY PLAT
PRIVATE DRIVE B & S SANTAN VILLAGE PARKWAY
ROADWAY SECTIONS
SANTAN VILLAGE PHASE 5
2492 SOUTH MARKET STREET
GILBERT, ARIZONA

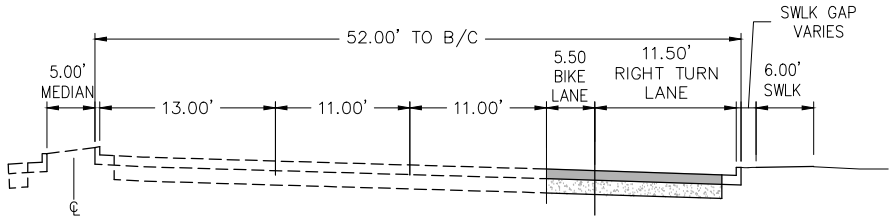
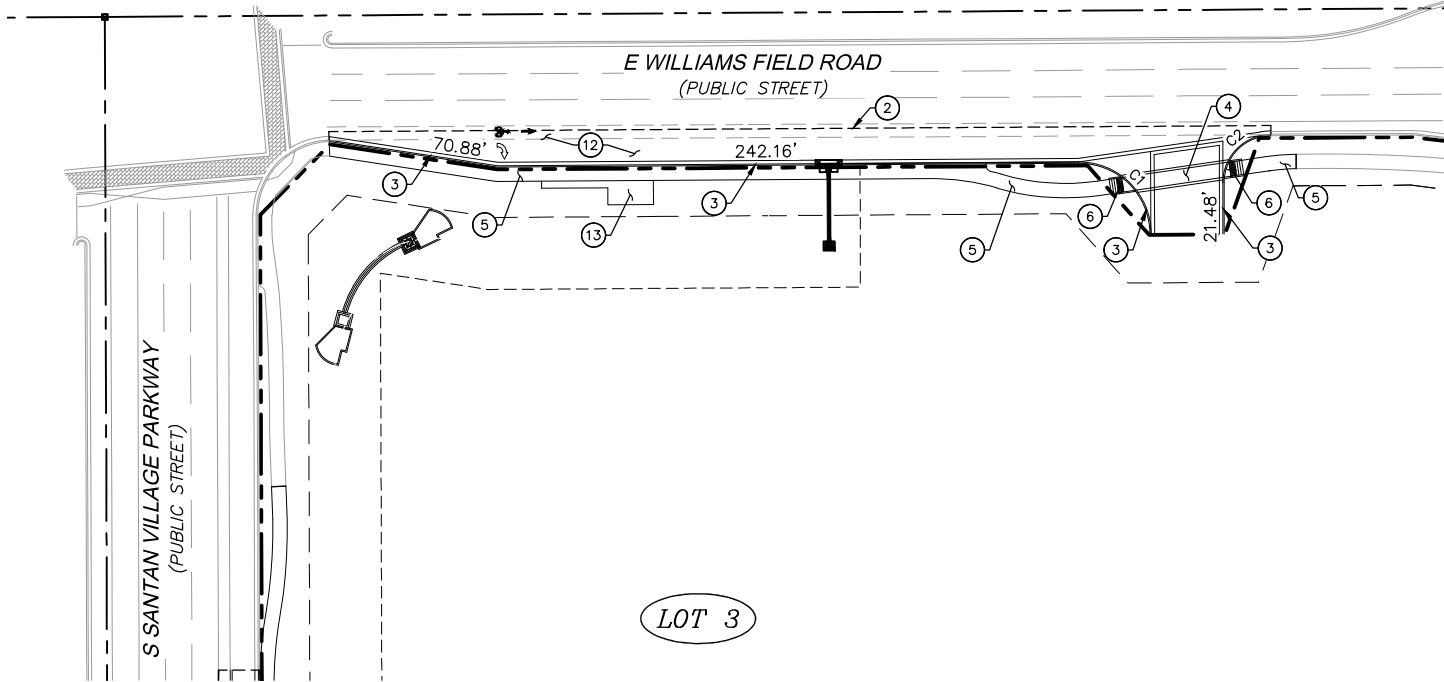
2018

drawn by: THW
checked by: S/JV
approved by: C/AL
QA/QC by: S/JV
project no.: 016-2475
drawing no.:
date: 08/15/2018

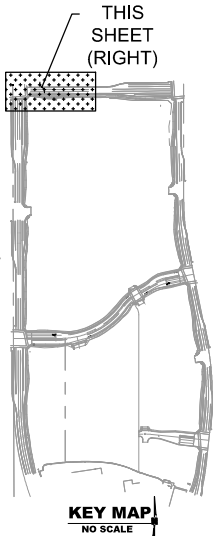
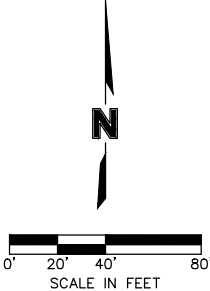
C402
10 of 15

PPS-2018-00005

E WILLIAMS FIELD ROAD ROADWAY SECTIONS



E WILLIAMS FIELD ROAD 1 CROSS SECTION
STA: 10+93.48 TO 14+85.90



SECTION KEYNOTES

- ① HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A, SHEET C501.
- ② 2' MINIMUM SAWCUT. NEW ASPHALT PAVEMENT PER MAG STD DETAIL 200-1, TYPE "A".
- ③ 6" CURB AND GUTTER PER MAG STD DETAIL 220-1, TYPE "A". FOR LENGTHS AND CURVE INFORMATION SEE ROAD SECTION THIS SHEET.
- ④ CROSSWALK PAVEMENT. SEE DETAIL F (ASHLER SLATE TEMPLATE), SHEET C501.
- ⑤ 6' CONCRETE SIDEWALK. SEE DETAIL C, SHEET C501.
- ⑥ CURB ACCESS RAMP. SEE DETAIL D, SHEET C501.
- ⑦ DIRECTION CURB RAMP ATTACHED SIDEWALK, PER MAG DETAIL 237-1. SEE DETAIL E, SHEET C501. INSTALL DETECTABLE WARNING PANEL PER T.O.G. DETAIL GIL-261.
- ⑧ CURB ACCESS RAMP PER MAG STD DETAIL 235-3.
- ⑨ RECTANGULAR RAPID FLASHING BEACON (RRFB) (DOUBLE SIDED) CONTROLLED CROSS WALK (1 RRFB PLACED ON PEDESTRIAN CROSSING SIGN ON EACH SIDE OF ROADWAY).
- ⑩ STOP SIGN.
- ⑪ 6" SINGLE CURB PER MAG STD DETAIL 220-1, TYPE "A".
- ⑫ HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL B, SHEET C501.
- ⑬ EXISTING BUS STOP CONCRETE PAD TO BE DEMOLISHED. BENCH AND SHADE STRUCTURE TO BE SALVAGED PER TOWN OF GILBERT REQUIREMENTS.

E WILLIAMS FIELD ROAD CURVE TABLE			
CURVE ID	RADIUS (FT)	DELTA	CHORD BEARING
C1	30.00	090°22'17"	S45°11'08"E
C2	20.00	089°37'43"	S44°48'52"W

[illegible]

OLSSON[®]
ASSOCIATES

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olsonassociates.com



USER: thutchinssw

PPS-2018-00005

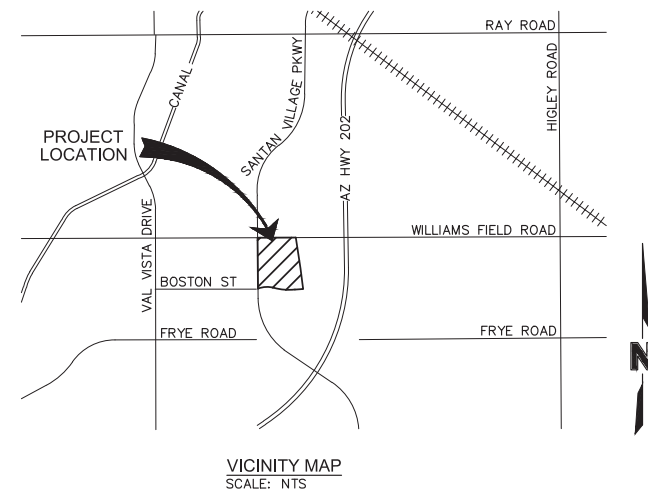


PLANT SCHEDULE

TREES	BOTANICAL NAME COMMON NAME
	ACACIA FARNESIANA SWEET ACACIA
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE
	PARKINSONIA FLORIDA BLUE PALO VERDE
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE
	PROSOPIS 'AZT' THORNLESS THORNLESS MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK
	ULMUS PARVIFOLIA EVERGREEN ELM
PALM TREES	BOTANICAL NAME COMMON NAME
	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	BOTANICAL NAME COMMON NAME
	BOUGAINVILLEA 'BABY MIA' BAMBINO BABY MIA BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	EREMOPHILA MACULATA 'VALENTINE' SPOTTED EMU BUSH
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER
	RUELLIA PENNINSULARIS DESERT RUELLIA
	RUSSELLIA EQUISETIFORMIS FIRECRACKER PLANT
	SIMMONDSIA CHINENSIS 'VISTA' DWARF JOJOBA
	TECOMA STANS SPARKLETTE
ACCENTS	BOTANICAL NAME COMMON NAME
	AGAVE WEBERI WEBER'S AGAVE
	CYCAS REVOLUTA JAPANESE SAGO PALM
	DASYLIRION LONGISSIMUM TOOTHLESS DESERT SPOON
	HESPERALOE FUNIFERA GIANT HESPERALOE
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLY
GROUND COVERS	BOTANICAL NAME COMMON NAME
	CONVOLVULUS CNEORUM BUSH MORNING GLORY
	LANTANA MONTEVIDENSIS 'PURPLE' TRAILING LANTANA
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	SEASONAL ANNUALS VARIED
	CYNODON DACTYLON 'MIDIRON' MIDIRON TURF GRASS
INERTS	DESCRIPTION
	GRANITE MULCH 1/2" SCREENED / EXPRESS GOLD
	CONCRETE HEADER 6" / STANDARD GREY
	GRANITE BOULDERS SURFACE SELECT

Preliminary Landscape Plan
Santan Village Marketplace Phase 5 | Gilbert, Arizona

PRELIMINARY LANDSCAPE PLAN FOR
SAN TAN VILLAGE - PHASE 5
 2492 SOUTH MARKET STREET
 GILBERT, ARIZONA 85295



<p>OWNER/DEVELOPER MACERICH 1411 NORTH TATUM BOULEVARD PHOENIX, AZ 85028 (602) 953-6539 ATTN: JACOB KNUDSEN</p>	<p>SURVEYOR OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, AZ 85020 (602) 748-1000 ATTN: REECE HENRY</p>
<p>CIVIL ENGINEER OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, AZ 85020 (602) 748-1000 ATTN: CARDELL ANDREWS</p>	<p>LANDSCAPE ARCHITECT OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, AZ 85020 (602) 748-1000 ATTN: AMY SCHWENNER</p>

TOWN OF GILBERT LANDSCAPE NOTES



1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. THE LOCATION OF ANY ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR RAMAD WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET IN HEIGHT. TREES SHALL HAVE A 7 FOOT MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.



































MAINTENANCE NOTE:
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT,
CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE
PROPERTY OWNER.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.






OLSSON CONCEPTUAL GENERAL NOTES

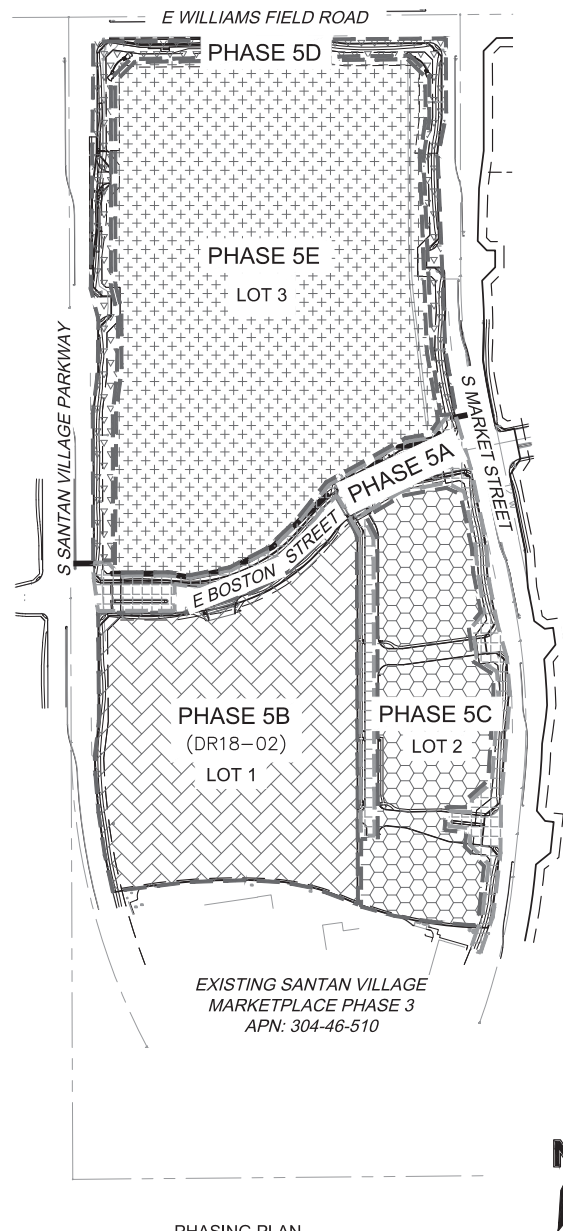
1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLANT APPROVAL.
9. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

		TEL 602.746.1000 FAX 602.746.1001 www.dillonassociates.com	
		Amy L. Schwenner	
		Call at least two full working days before you begin excavation.	
One 8-1-1 or 1-800-STAR-4-IT (782-5346) All Maricopa County (602) 263-1100			
PRELIMINARY PLAT PRELIMINARY LANDSCAPE PLAN	REVISIONS DESCRIPTION	DATE	REV. NO.
SANTAN VILLAGE PHASE 5 2492 SOUTH MARKET STREET			
GILBERT, ARIZONA	REVISIONS		
drawn by: _____ checked by: _____ approved by: _____ OADR by: _____ project no.: 016-2475 drawing no.: _____ date: 08/14/2018	2018	ALS ALS CALL SBY 016-2475	PL101 1 of 3




PLANT SCHEDULE				
TREES	BOTANICAL NAME COMMON NAME	SIZE CAL	QTY	REMARKS
	ACACIA FARNESIANA SWEET ACACIA	24"BOX 1.5" CAL	8	MULTI-TRUNK
	ACACIA FARNESIANA SWEET ACACIA	36"BOX 1.75" CAL	3	MULTI-TRUNK
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24"BOX 1" CAL	16	MULTI-TRUNK
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	36" BOX 1.25" CAL	20	MULTI-TRUNK
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX 1.25" CAL	15	MULTI-TRUNK
	PARKINSONIA FLORIDA BLUE PALO VERDE	36"BOX 2" CAL	50	MULTI-TRUNK
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24"BOX 1.25" CAL	4	SINGLE TRUNK
	PROSOPIS 'AZT' THORNLESS THORNLESS MESQUITE	24"BOX 1" CAL	9	MULTI-TRUNK
	PROSOPIS 'AZT' THORNLESS THORNLESS MESQUITE	36"BOX 2" CAL	2	MULTI-TRUNK
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	24"BOX	4	SINGLE TRUNK
	ULMUS PARVIFOLIA EVERGREEN ELM	24"BOX 1.25" CAL	3	SINGLE TRUNK
	ULMUS PARVIFOLIA EVERGREEN ELM	36"BOX 2.5" CAL	9	SINGLE TRUNK
PALM TREES				
	PHOENIX DACTYLIFERA DATE PALM	-	24	20' CTH STRAIGHT
SHRUBS	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS
	BOUGAINVILLEA 'BABY MIA' BAMBOO BABY MIA BOUGAINVILLEA	5 GAL	25	CAN FULL
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	49	CAN FULL
	EREMOPHILA MACULATA 'VALENTINE' SPOTTED EMU BUSH	5 GAL	64	CAN FULL
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	5 GAL	7	CAN FULL
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO SAGE	5 GAL	47	CAN FULL
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL	36	CAN FULL
	RUELLIA PENNINSULARIS DESERT RUELLIA	5 GAL	27	CAN FULL
	RUSSELLIA EQUISETIFORMIS FIRECRACKER PLANT	5 GAL	102	CAN FULL
	SIMMONDSIA CHINENSIS 'VISTA' DWARF JOJOBA	5 GAL	115	CAN FULL
	TECOMA STANS SPARKLETTE	5 GAL	60	CAN FULL
ACCENTS	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS
	AGAVE WEBERI WEBER'S AGAVE	5 GAL	10	CAN FULL
	CYCAS REVOLUTA JAPANESE SAGO PALM	5 GAL	6	CAN FULL
	DASYLIRION LONGISSIMUM TOOTHLESS DESERT SPOON	5 GAL	92	CAN FULL
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	46	CAN FULL
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM BRAKELIGHTS RED YUCCA	1 GAL	229	CAN FULL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM MUHLY	1 GAL	4	CAN FULL
GROUND COVERS	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL	119	CAN FULL
	LANTANA MONTEVIDENSIS 'PURPLE' TRAILING LANTANA	1 GAL	217	CAN FULL
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL	288	CAN FULL
	SEASONAL ANNUALS VARIED	N/A	909 SF	SPACING 6" OC
	CYNODON DACTYLON 'MIDIRON' MIDIRON TURF GRASS		3,878 SF	SOD

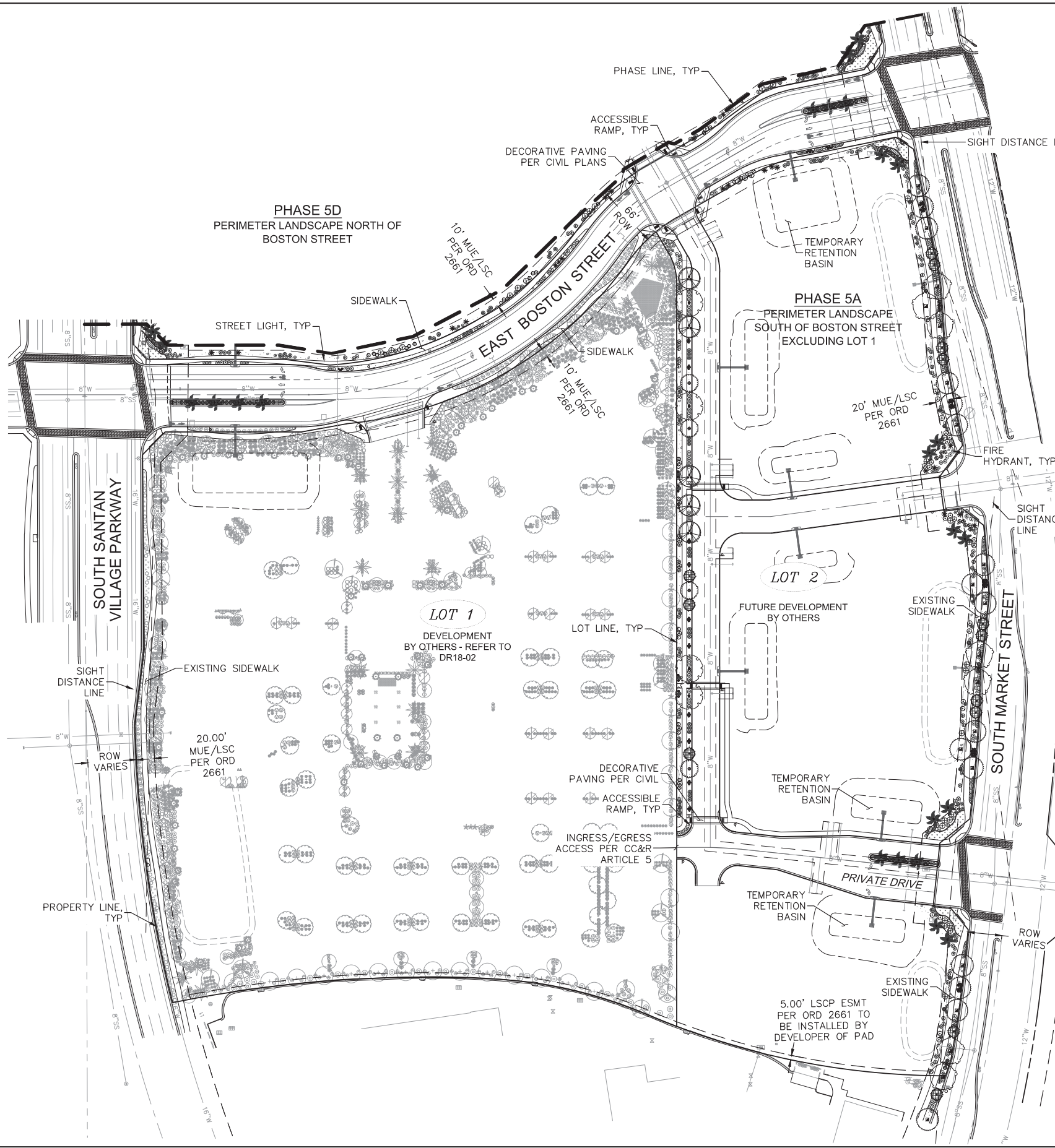
LEGEND:

	PHASE 5A
	PHASE 5B (DR18-02)
	PHASE 5C
	PHASE 5D
	PHASE 5E




PHASING PLAN
SCALE: 1" = 200'

INERTS	DESCRIPTION	QTY	REMARKS	PHASE 5D LANDSCAPE COVERAGE: 36%
	GRANITE MULCH 1/2" SCREENED / MATCH EXISTING	58,173 SF	2" DEPTH MIN	ARTERIAL/COLLECTOR ROW 1 TREE/25 LF SAN TAN VLLG PKWY (1,000 LF) 40 (20 THEME)
	GRANITE BOULDERS SURFACE SELECT	32	OWNER REP TO HAND PLACE	WILLIAMS FIELD RD (625 LF) MARKET ST (1,525 LF) 25 (12 THEME) 61 (31 THEME) 409
	CONCRETE MOWSTRIP 6" / STANDARD GRAY	400 LF		3 (5 GAL) SHRUBS/TREE ROW MIN 25% LS AREA SHRUBS OR VEGETATIVE RC (\$46.75 SF) 12,420 SF 17,800 SF




PLANT SCHEDULE


TREES




ACACIA FARNESIANA (24" BOX)
SWEET ACACIA




ACACIA FARNESIANA (36" BOX)
SWEET ACACIA




CAESALPINIA MEXICANA (24" BOX)
MEXICAN BIRD OF PARADISE




CAESALPINIA MEXICANA (36" BOX)
MEXICAN BIRD OF PARADISE




PARKINSONIA FLORIDA (24" BOX)
BLUE PALO VERDE




PARKINSONIA FLORIDA (36" BOX)
BLUE PALO VERDE




PISTACIA CHINENSIS 'RED PUSH'
RED PUSH CHINESE PISTACHE




PROSOPIS 'AZT' THORNLESS (24" BOX)
THORNLESS MESQUITE




PROSOPIS 'AZT' THORNLESS (36" BOX)
THORNLESS MESQUITE




QUERCUS VIRGINIANA 'HERITAGE'
HERITAGE LIVE OAK



ULMUS PARVIFOLIA (24" BOX)
EVERGREEN ELM




ULMUS PARVIFOLIA (36" BOX)
EVERGREEN ELM




PHOENIX DACTYLIFERA
DATE PALM


SHRUBS




BOUGAINVILLEA 'BABY MIA'
BAMBINI BABY MIA BOUGAINVILLEA




CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE




EREMOPHILA MACULATA 'VALENTINE'
SPOTTED EMU BUSH




LEUCOPHYLLUM FRUTESCENS 'COMPACTA'
COMPACT TEXAS RANGER




LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM
RIO BRAVO SAGE




NERIUM OLEANDER 'PETITE PINK'
PETITE PINK OLEANDER




RUELLIA PENNINSULARIS
DESERT RUELLIA



RUSSELIA EQUISETIFORMIS
FIRECRACKER PLANT




SIMMONDSIA CHINENSIS 'VISTA'
DWARF JOJOBA




TECOMA STANS
SPARKLETTE


ACCENTS




AGAVE WEBERI
WEBER'S AGAVE




CYCAS REVOLUTA
JAPANESE SAGO PALM




DASYLIRION LONGISSIMUM
TOOTHLESS DESERT SPOON



HESPERALOE FUNIFERA
GIANT HESPERALOE




HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM
BRAKELIGHTS RED YUCCA




MUHLNBERGIA CAPILLARIS 'REGAL MIST' TM
MUHLY


GROUND
COVERS



CONVOLVULUS CNEORUM
BUSH MORNING GLORY




LANTANA MONTEVIDENSIS 'PURPLE'
TRAILING LANTANA




LANTANA X 'NEW GOLD'
NEW GOLD LANTANA

SEASONAL ANNUALS
VARIED




CYNODON DACTYLON 'MIDIRON'
MIDIRON TURF GRASS


INERTS



GRANITE MULCH
1/2" SCREENED / MATCH EXISTING



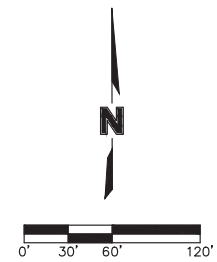
GRANITE BOULDERS
SURFACE SELECT



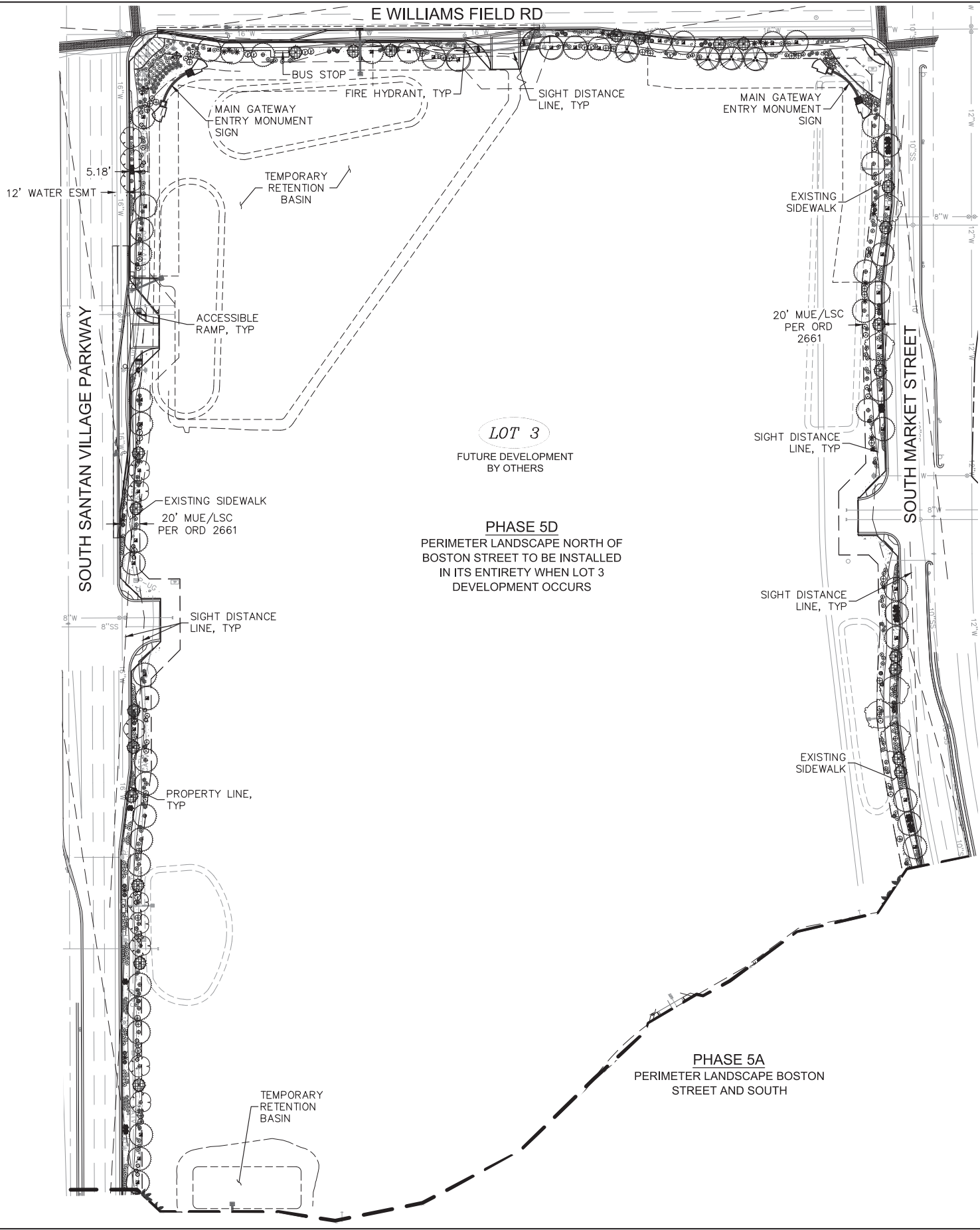
CONCRETE MOWSTRIP
6" / STANDARD GRAY

NOTES:

1. OWNER TO LANDSCAPE 5 FEET BEHIND SIDEWALK TYPE
2. DEVELOPER OF FUTURE PARCELS SHALL BE RESPONSIBLE TO LANDSCAPE AND MAINTAIN REMAINING AREA WITHIN 10' OF THEIR SITE
3. PLANT MATERIAL IN SIGHT VISIBILITY TRIANGLE AND SIGHT DISTANCE LINES TO BE 24" MAX HEIGHT. TREES WITHIN SVT AND SDL TO BE 36" BOX AND CANOPY TO BE 7' CLEAR HEIGHT
4. NO PLANT MATERIAL WITHIN 3' OF FIRE HYDRANT
5. NO PLANT MATERIAL WITHIN 3' OF TRANSFORMER
6. ALL SLOPE PROTECTOR TO BE SECURED WITH PLANT MATERIAL
7. SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT.
8. SHOULD LOT 1 DEVELOPMENT FALL THROUGH, OWNER SHALL INSTALL PERIMETER LANDSCAPE ALONG SOUTH SANTAN VILLAGE PARKWAY AND EAST BOSTON STREET AS PART OF PHASE 5A



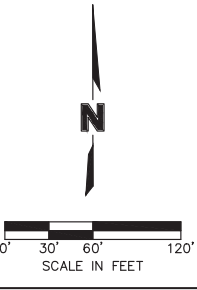
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PLANT SCHEDULE

TREES	BOTANICAL NAME COMMON NAME	ACCENTS	BOTANICAL NAME COMMON NAME
	ACACIA FARNESIANA (24" BOX) SWEET ACACIA		AGAVE WEBERI WEBER'S AGAVE
	ACACIA FARNESIANA (36" BOX) SWEET ACACIA		CYCAS REVOLUTA JAPANESE SAGO PALM
	CAESALPINIA MEXICANA (24" BOX) MEXICAN BIRD OF PARADISE		DASYLIRION LONGISSIMUM TOOTHLESS DESERT SPOON
	CAESALPINIA MEXICANA (36" BOX) MEXICAN BIRD OF PARADISE		HESPERALOE FUNIFERA GIANT HESPERALOE
	PARKINSONIA FLORIDA (24" BOX) BLUE PALO VERDE		HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM BRAKELIGHTS RED YUCCA
	PARKINSONIA FLORIDA (36" BOX) BLUE PALO VERDE		MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM MUHLY
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE		BOTANICAL NAME COMMON NAME
	PROSOPIS 'AZT' THORNLESS (24" BOX) THORNLESS MESQUITE		CONVOLVULUS ONEORUM BUSH MORNING GLORY
	PROSOPIS 'AZT' THORNLESS (36" BOX) THORNLESS MESQUITE		LANTANA MONTEVIDENSIS 'PURPLE' TRAILING LANTANA
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK		LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	ULMUS PARVIFOLIA (24" BOX) EVERGREEN ELM		SEASONAL ANNUALS VARIED
	ULMUS PARVIFOLIA (36" BOX) EVERGREEN ELM		CYNODON DACTYLON 'MIDIRON' MIDIRON TURF GRASS
	PHOENIX DACTYLIFERA DATE PALM		DESCRIPTION
	BOUGAINVILLEA 'BABY MIA' BAMBINO BABY MIA BOUGAINVILLEA		GRANITE MULCH 1/2" SCREENED / MATCH EXISTING
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE		GRANITE BOULDERS SURFACE SELECT
	EREMOPHILA MACULATA 'VALENTINE' SPOTTED EMU BUSH		CONCRETE MOWSTRIP 6" / STANDARD GRAY
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO SAGE		
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER		
	RUELLIA PENNINSULARIS DESERT RUELLIA		
	RUSSELLIA EQUISETIFORMIS FIRECRACKER PLANT		
	SIMMONDSIA CHINENSIS 'VISTA' DWARF JOJOBA		
	TECOMA STANS SPARKLETTE		

- NOTES:
- OWNER TO LANDSCAPE 5 FEET BEHIND SIDEWALK TYP.
 - DEVELOPER OF FUTURE PARCELS SHALL BE RESPONSIBLE TO LANDSCAPE AND MAINTAIN REMAINING AREA WITHIN MUE ON THEIR SITE.
 - PLANT MATERIAL IN SIGHT VISIBILITY TRIANGLE AND SIGHT DISTANCE LINES TO BE 24" MAX HEIGHT. TREES WITHIN SVT AND SDL TO BE 36" BOX AND CANOPY TO BE 7' CLEAR HEIGHT.
 - NO PLANT MATERIAL WITHIN 3' OF FIRE HYDRANT
 - NO PLANT MATERIAL WITHIN 3' OF TRANSFORMER
 - BACKFLOW PREVENTER TO BE SCREENED WITH PLANT MATERIAL
 - SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT.



PRELIMINARY PLAT	REVISIONS DESCRIPTION	DATE	REV. NO.	2018
PRELIMINARY LANDSCAPE PLAN				
SANTAN VILLAGE PHASE 5				
2492 SOUTH MARKET STREET				
GILBERT, ARIZONA				

drawn by: ALS

checked by: ALS

approved by: CAH

QA/QC by: SJV

project no: 016-2475

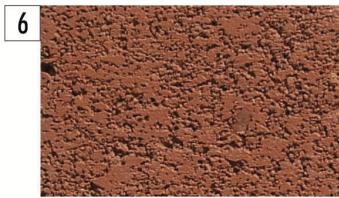
drawing no: 08/14/2018

date:

PL102
3 of 3

PPS-2018-00005

SANTAN VILLAGE PHASE 5 for MACERICH



integral colored cmu
superlite - 'beverly spice'



integral colored cmu
superlite - 'papago red'



Wall mounted fixture
a.a.l. 'Universe' black
umc ang oal fld wma 17



Light pole
a.a.l. 'Universe' black
umc ang oal fld
175mh-pr4-4r14



integral colored cmu
superlite - 'monterey stone'



integral colored cmu
superlite - 'mojave brown'



cast iron bollard
cis-street furniture '106'
Height: 1000mm
Base dia: 220mm



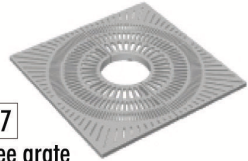
colored concrete
davis colors -
'sandstone'



colored concrete
davis colors -
'Cocoa'



colored concrete
davis colors -
'Salmon'



tree grate
neenah foundry company
adirondack - R-8752-A



Mesa stone cmu
(accent only) - 'plum'



Bench du mor 'bench 94'
heritage brown



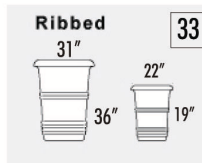
Bench du mor 'bench 117'
heritage brown



concrete pot
earthstone- 'flat top wok'
pink mesa, fossil

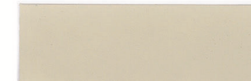


concrete pot
duraartstone- 'aquarian'
s-11 surf green, s-16 mexican tile

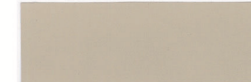


trash and ash can
dura artstone, medium
sand blast, rust, tr-r round
& au-r round, copper lid

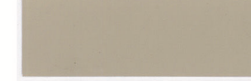
1 ICI#634
'la mesa'



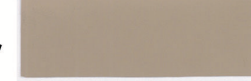
2 ICI#535
'Traditional Tan'



3 ICI#527
'camel tan'



4 ICI#420
'tantalizing tan'



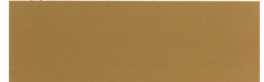
5 ICI#1033
'greenhouse'



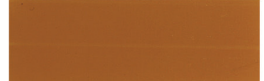
11 ICI#218
'silver mint'



12 ICI#370
'woodruff'



13 ICI#366
'ochre tan'



14 ICI#742
'caisson green'



15 ICI#168
'scenic rose'



concrete pot
earthstone- 'sierra' fossil
23\"/>



concrete pot
earthstone- 'caja' fossil
sizes to match 'sierra'



Roof tile
monierlifetile-chestnut
brown 1stcs3613



Cultured stone
country ledgestone
mojave



Cultured stone -
stone veneer
'Chardonnay european
castle stone'



Pavers
Pave stone -
'3-tone brown'



Decomposed granite
granite express
express brown

colors, materials & amenities

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25 MARCH 2005

REVISED 14 SEPTEMBER 2016

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SIGN PLAN

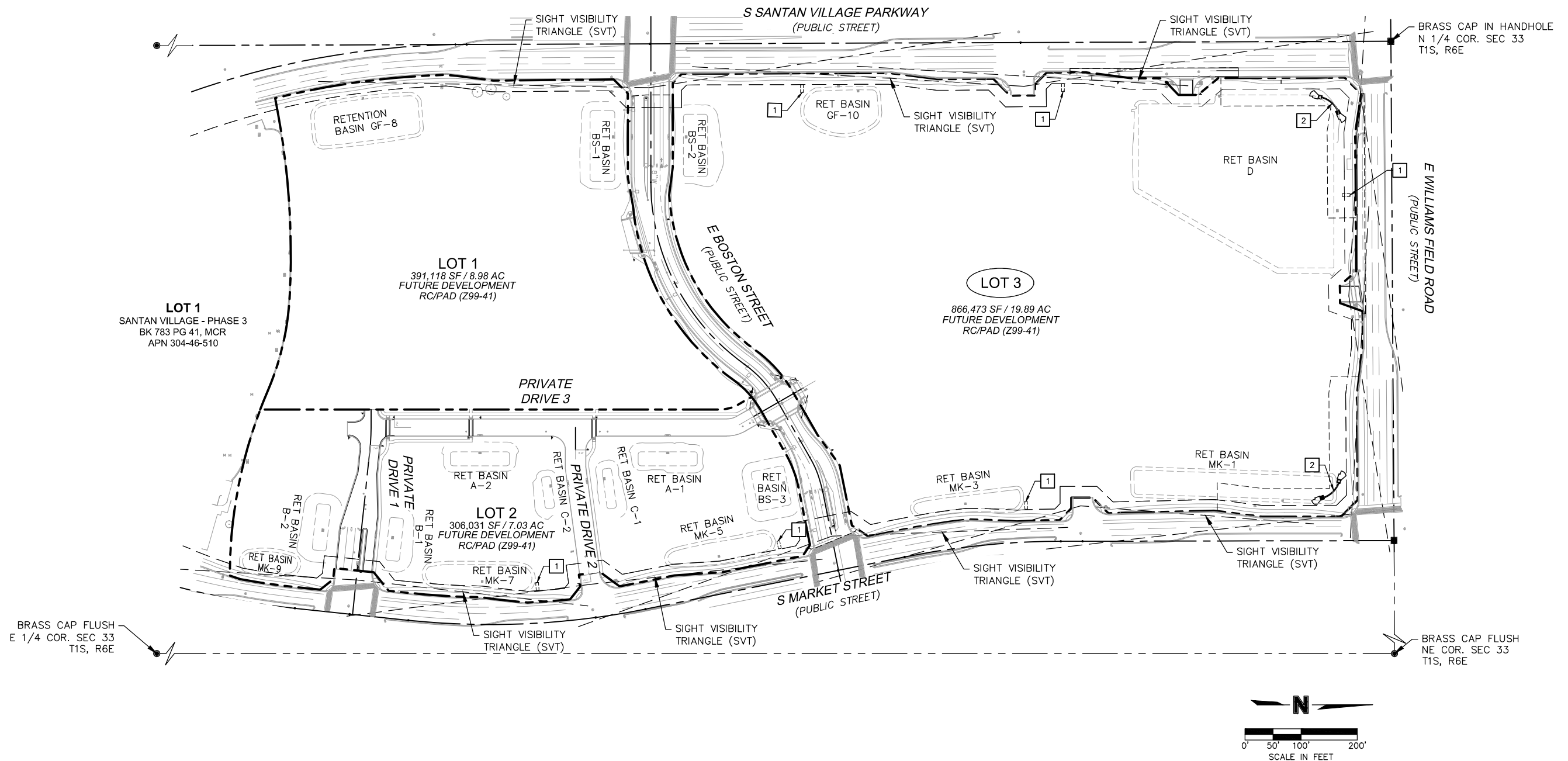
SAN JUAN VILLAGE PHASE 5
2492 SOUTH MARKET STREET

GILBERT, ARIZONA

Drawn by: THW
 Checked by: SJV
 Approved by: CAIL
 QA/QC by: SJV
 Project no.: 016-2475
 Drawing no.:
 Date: 08/15/2018

C601

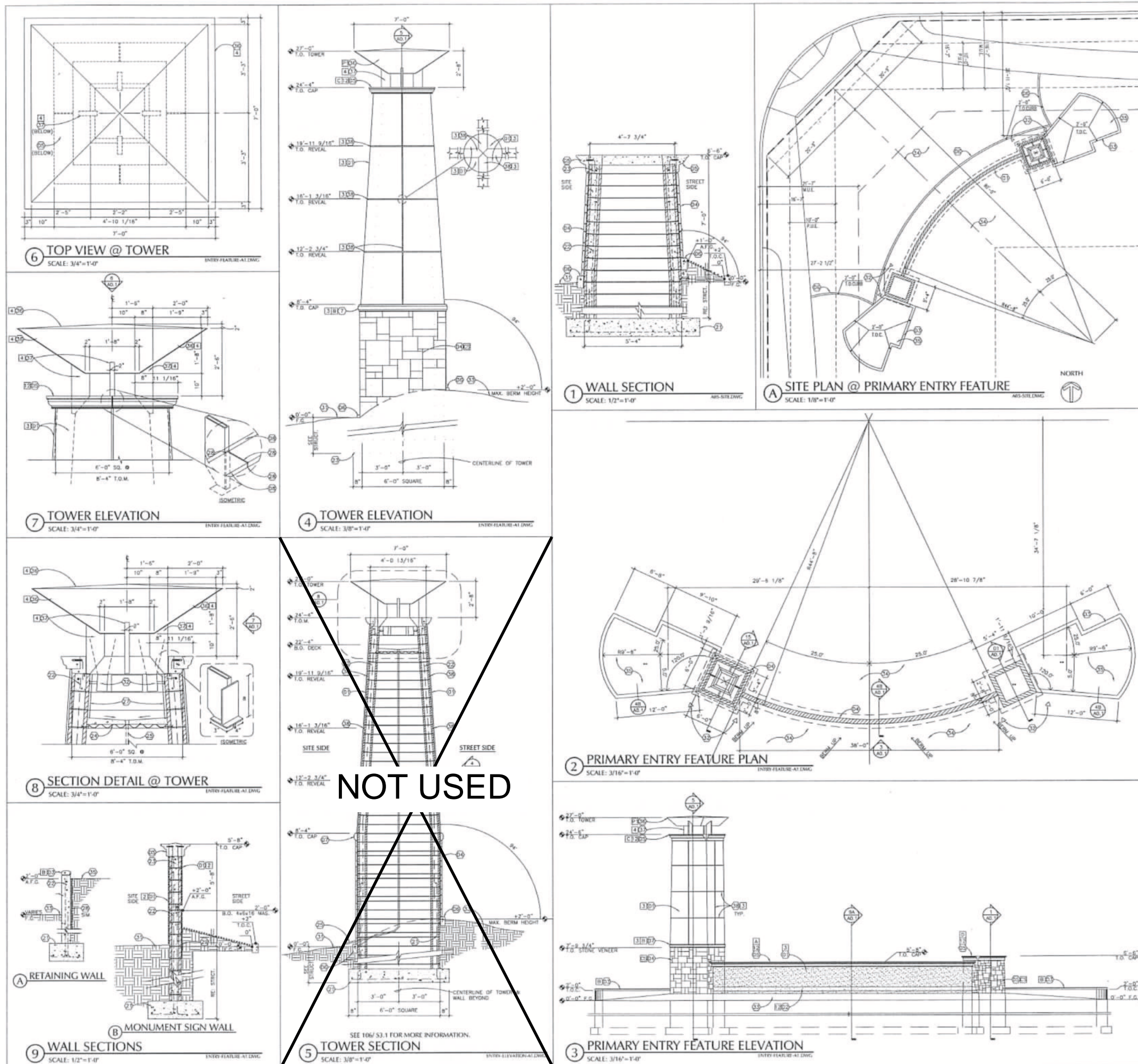
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DATE: Aug 15, 2018 4:00pm USER: thutthinswag

SAN TAN VILLAGE - PHASE 5

for MACERICH



GATEWAY ENTRY KEYNOTES

- WALLS/FINISHES**
- 01 PORTLAND CEMENT BROWN COAT WITH SYNTHETIC STUCCO FINISH OVER 8" X 8" X 16" C.M.U. -PAINTED.
 - 02 8" X 8" X 16" C.M.U. COURSE TO BE SET FLUSH W/BACK OF C.M.U. WALL. FINISH PER KEYNOTE 01.
 - 03 CONT. CONC. RETAINING WALL WITH SANDBLASTED FINISH CON. CONC. CAP.
 - 04 CULTURED STONE VENEER OVER SLOPPED 8" X 8" X 16" C.M.U.
 - 05 PRECAST CONC. HOLDING OVER CAST IN PLACE CONC. CAP.
 - 06 CAST IN PLACE CONC. CONCRETE LANDSCAPE CURB. PROVIDE 8" X 12" WITH CONT. #5 BAR REINFORCE @ WALL & 4" LANDSCAPE CURBING @ FIELD.
 - 07 PRECAST CONC. HOLDING.
 - 08 CONT. CAST IN PLACE CONC. CAP. FOR ATTACHMENT OF CONC. HOLDING CAST IN 3/4" X 3".
- SECTION**
- 21 CONCRETE FOOTING. -SEE STRUCT.
 - 22 REINFORCING. -SEE STRUCT.
 - 23 CONT. BOND BEAM. -SEE STRUCT.
 - 24 CAST IN PLACE CONCRETE SHELVE OVER METAL DECK. PROVIDE STL. SHELVE ANGLES AT PERMITTER. SLOPE TO DRAIN. -SEE STRUCT.
 - 25 1" P.V.C. DRAIN TUBE TO RUN FROM CONC. PAN TO BTM. OF BASE. LINE OF FOOTING BELOW.
 - 26 CONT. WATERPROOF MEMBRANE.
 - 27 CONT. SEALANT.
 - 28 1" PROTECTION BOARD OVER CMU RETAINING WALL TO 8" BELOW GRADE.
- MISCELLANEOUS**
- 31 FINISHED GRADE. -VERIFY WITH DIAL.
 - 32 LIGHT FIXTURE. -SEE ELECT.
 - 33 EARTH BERM -2'-0" MAX ABOVE ADJACENT LOW GRADE ON BACK SIDE.
 - 34 LANDSCAPE AREA.
 - 35 RANDED LANDSCAPE PLANTER. PROVIDE 1" PVC DRAIN TUBE THROUGH PER. DRAIN OF PLANTER AT LOW SIDE. PROVIDE GRAVEL POCKET.
 - 36 11 GA. METAL PLATE ACCENT WITH METAL CAP. -PAINTED.
 - 37 8" X 2" STL. TUBE SUPPORTS. -PAINTED. SET ON STL. WELD PLATE. FORM CAST IN PLACE CONC. CAP ANCHOR TUBE -SEE STRUCT.
 - 38 FRY POST-75 - SHORT REVEAL TO RUN HORIZONTAL & VERTICAL. WIRE #2 AT INTERSECTIONS. SEAL JOINTS. PAINT TO MATCH WALL.
- NOTE: ALL KEYNOTES MAY NOT APPLY TO EACH SHEET.
ALL ELEVATIONS ON THIS SHEET REFERENCED FROM LOWER ADJACENT GRADE. ON SITE SIDE OF ENTRY FEATURE BEING AT 0'-0".
- SEE SHEET A0.8 FOR SIZE OF CULTURED STONE PATTERN

COLOR SCHEDULE

FIELD COLORS	1	ICI 634	LA MESA
	2	ICI 535	TRADITIONAL TAN
	3	ICI 527	CAMEL TAN
	4	ICI 420	TANTALIZING TAN
	5	ICI 1033	GREENHOUSE
	11	ICI 218	SILVER MARK
	12	ICI 370	WOODRUFF
	13	ICI 366	ODHRE TAN
	14	ICI 742	CAISSON GREEN
	15	ICI 168	SCENIC ROSE

C.M.U. COLORS	6A	SUPERLITE- HARVEST BROWN	SPLIT-FACE C.M.U.
	6B	SUPERLITE- HARVEST BROWN	SMOOTH C.M.U.
	7A	SUPERLITE- SEDONA RED	SPLIT-FACE C.M.U.
	7B	SUPERLITE- SEDONA RED	SMOOTH C.M.U.
	8	SUPERLITE-FUEGO RED	SPLIT-FACE C.M.U.
	9	TRENNYTH- MIDDON WHITE	TRENDSTONE
CULTURED STONE	CS	CULTURED STONE	STYLE IS "CHARDONWAY EUROPEAN CASTLE STONE"
METAL	P1	CORNER POWDER COATING FROM ROHM & HAAS - RUST	METAL ACCENT
CONCRETE HOLDING	A	CDI M405 5-1/2 x 24 x 6	
	B	CDI M234 10-5/8 x 36/3	
	C	CDI M20 23x 8-1/4 x 32 x 1-1/2	
	D	CDI M51 11-3/4 x 32 x 1-1/2	

SHEET NOTES

- 01 ALL INTEGRAL COLORED C.M.U. TO RUN ONE COURSE BELOW LOWEST ADJACENT GRADE.
- 02 UNFINISHED / NONCOLORED C.M.U. SHALL NOT BE VISIBLE ABOVE GRADE.
- 03 ALL FOOTING DEPTHS & CONFIGURATIONS ARE SCHEMATIC AND MAY NOT REPRESENT ACTUAL BEARING DEPTHS. REFER TO STRUCTURAL AND GEOTECHNICAL REPORT FOR ACTUAL DEPTHS REQUIRED.
- 04 ANGLES SHOWN AT SLOPED C.M.U. ARE TYPICAL ON ALL (A) SIDES. C.M.U. MUST BE CUT AS REQUIRED TO CLOSE COURSE.

14 SEPTEMBER 2016

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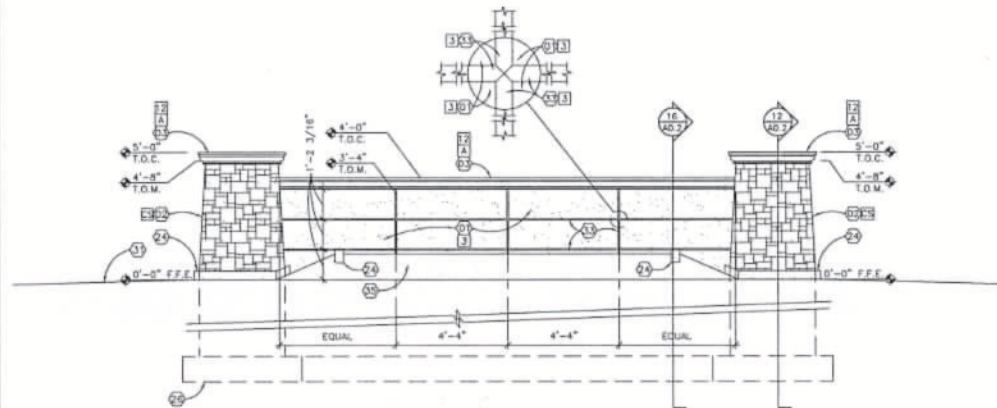
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PRIMARY ENTRY FEATURE

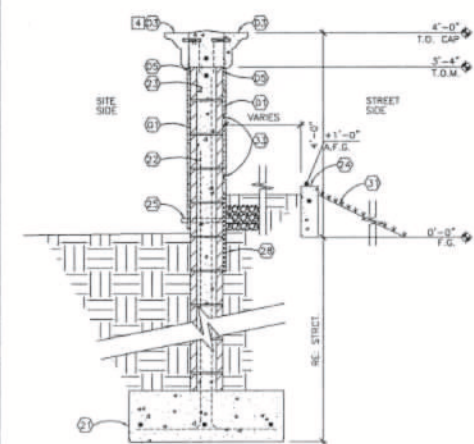
SAN TAN VILLAGE - PHASE 5

for MACERICH

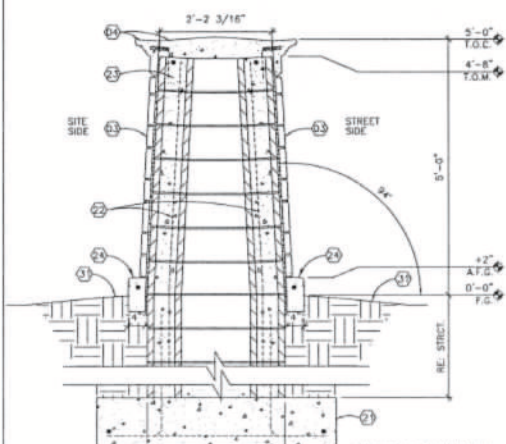
13 SECONDARY ENTRY FEATURE PLAN
SCALE: 3/8" = 1'-0"



14 SECONDARY ENTRY FEATURE ELEVATION
SCALE: 3/8" = 1'-0"

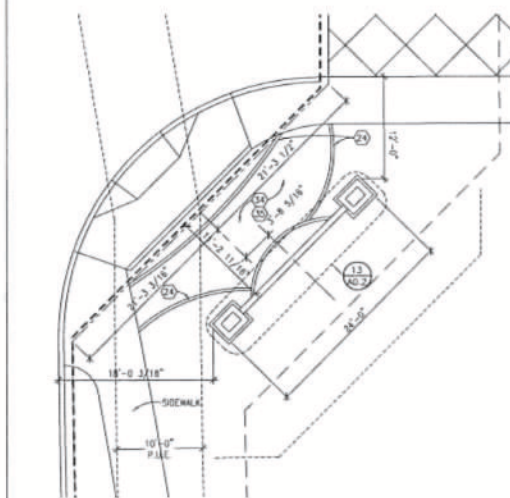


16 WALL SECTION
SCALE: 3/4" = 1'-0"



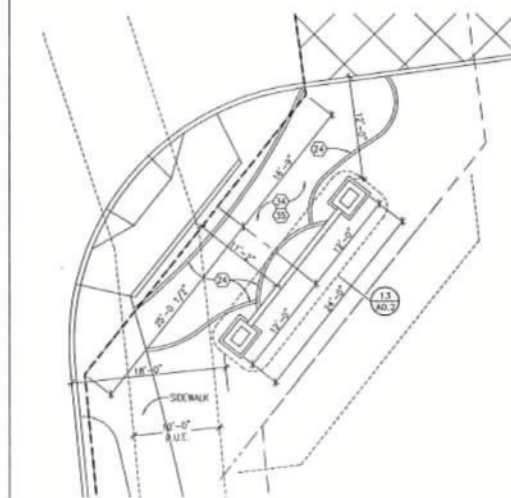
12 WALL SECTION
SCALE: 3/4" = 1'-0"

6 SITE PLAN @ SECONDARY ENTRY FEATURE
SCALE: 1/8" = 1'-0"



8 SITE PLAN @ SECONDARY ENTRY FEATURE
SCALE: 1/8" = 1'-0"

2 SITE PLAN @ SECONDARY ENTRY FEATURE
SCALE: 1/8" = 1'-0"



4 SITE PLAN @ SECONDARY ENTRY FEATURE
SCALE: 1/8" = 1'-0"

ENTRY FEATURES KEYNOTES	
01	WALLS/FINISHES
02	PORTLAND CEMENT BROWN COAT WITH SYNTHETIC STUCCO FINISH OVER 8" X 8" X 16" C.M.U. -PAINTED.
03	CULTURED STONE VENEER OVER SLOPED 8" X 8" X 16" C.M.U.
04	CONT. PRECAST CONC. MOLDING SET OVER 8" CAST IN PLACE BOND BEAM. THE MOLDING INTO BOND BEAM.
05	CONT. PRECAST CONC. MOLDING SET OVER 4" CAST IN PLACE CAP/BOND BEAM. THE MOLDING INTO BOND BEAM.
06	CONT. CASING BEAD.
20	SECTION
21	CONCRETE FOOTING -SEE STRUCT.
22	REINFORCING -SEE STRUCT.
23	CONT. BOND BEAM -SEE STRUCT.
24	CAST IN PLACE CONT. CONCRETE LANDSCAPE CURB. PROVIDE 6" X 12" WITH CONT. #5 BAR REINFORCE @ WALL & 4" LANDSCAPE CURBING @ FIELD.
25	1" P.V.C. DRAIN TUBE WITH GRAVEL POCKET. TYP. @ 4'-0" O.C.
26	LINE OF FOOTING BELOW.
27	NOT USED
28	1" PROTECTION BOARD OVER CMU RETAINING WALL TO 8" BELOW GRADE.
30	MISCELLANEOUS
31	FINISHED GRADE.
32	LIGHT FIXTURE -SEE ELEC.
33	FRY PCH-15 - SHORT REVEAL TO RUN HORIZONTAL & VERTICAL. WIRE 45° AT INTERSECTIONS. SEAL JOINTS. PAINT TO MATCH WALL.
34	LANDSCAPE AREA.
35	LANDSCAPE BERM - SEE LANDSCAPE DWGS.

COLOR SCHEDULE

FIELD COLORS	
1	IC 634 LA MESA
2	IC 535 TRADITIONAL TAN
3	IC 527 CAMEL TAN
4	IC 420 TANTALIZING TAN
5	IC 1033 GREENHOUSE
11	IC 218 SILVER MINK
12	IC 370 WOODRUFF
13	IC 366 DCHRE TAN
14	IC 742 CHASSON GREEN
15	IC 168 SCENIC ROSE
C.M.U. COLORS	
6A	SUPERLITE - HARVEST BROWN
6B	SUPERLITE - HARVEST BROWN
7A	SUPERLITE - SEDONA RED
7B	SUPERLITE - SEDONA RED
8	SUPERLITE - FUECO RED
9	TRENWYTH - MISSION WHITE
CULTURED STONE	CS --- CULTURED STONE
METAL	P1 CORNER POWDER COATING FROM RDHM & HHS - RUST
CONCRETE MOLDING	A CD1 M40S 5-1/2 x 24 x 6
	B CD1 M234s 10-5/8 x 36/3
	C CD1 M20 25x 8-1/4 x 32 x 1-1/2
	D CD1 M51s 11-3/4 x 32 x 1-1/2
	SPLIT-FACE C.M.U.
	SMOOTH C.M.U.
	SPLIT-FACE C.M.U.
	SMOOTH C.M.U.
	SPLIT-FACE C.M.U.
	TRENDSTONE
	STYLE IS "WARDENWAY EUROPEAN CASTLE STONE"
	METAL ACCENT

SHEET NOTES	
01	ALL INTEGRAL COLORED C.M.U. TO RUN ONE COURSE BELOW LOWEST ADJACENT GRADE.
02	UNFINISHED / NONCOLORED C.M.U. SHALL NOT BE VISIBLE ABOVE GRADE.
03	ALL FOOTING DEPTHS & CONFIGURATIONS ARE SCHEMATIC AND MAY NOT REPRESENT ACTUAL BEARING DEPTHS. REFER TO STRUCTURAL AND GEOTECHNICAL REPORT FOR ACTUAL DEPTHS REQUIRED.
04	ANGLES SHOWN AT SLOPED C.M.U. ARE TYPICAL ON ALL (4) SIDES. C.M.U. MUST BE CUT AS REQUIRED TO CLOSE COURSING.

14 SEPTEMBER 2016

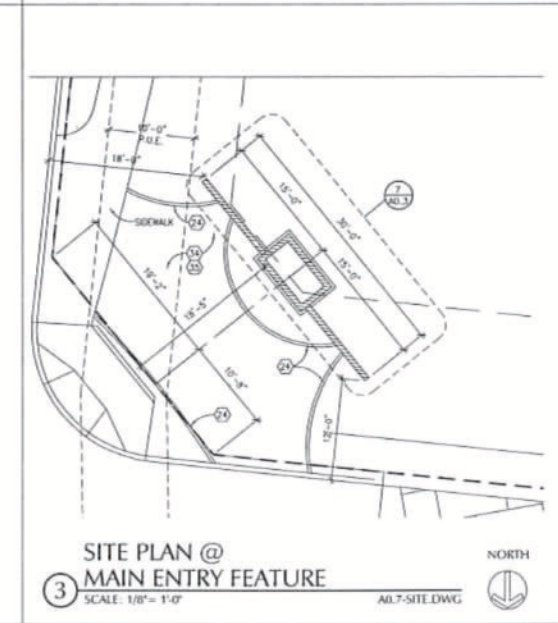
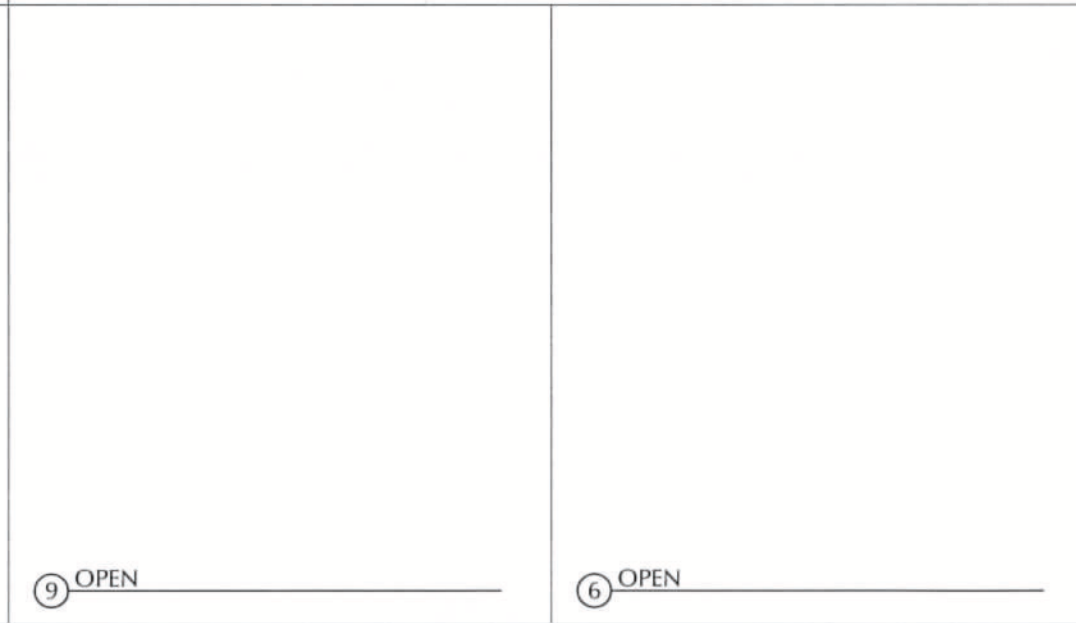
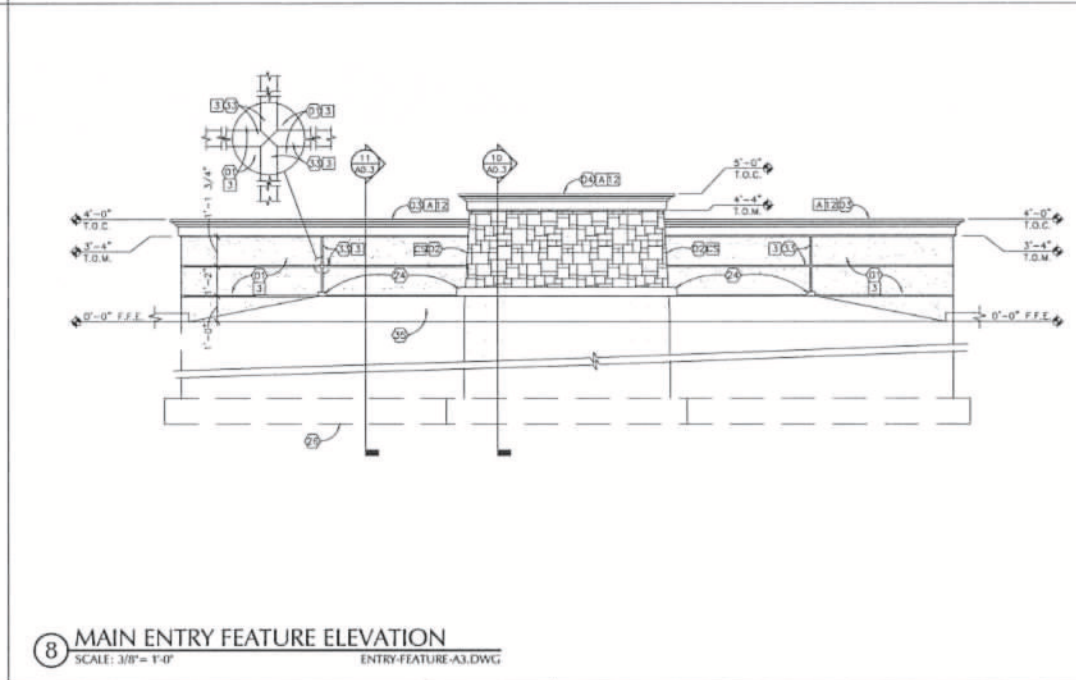
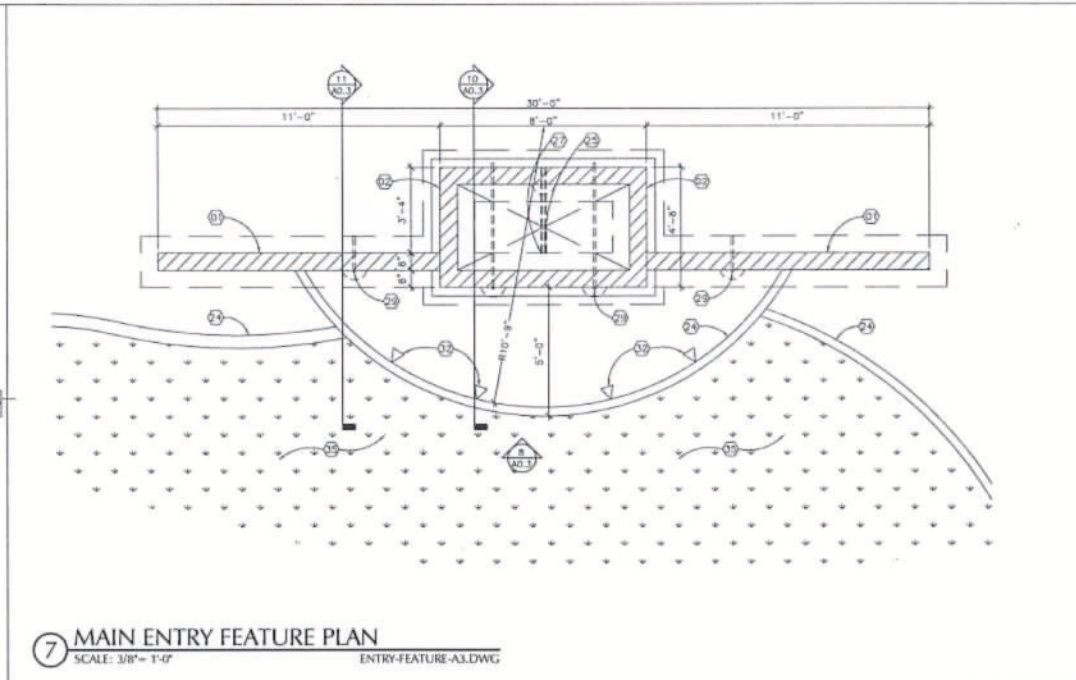
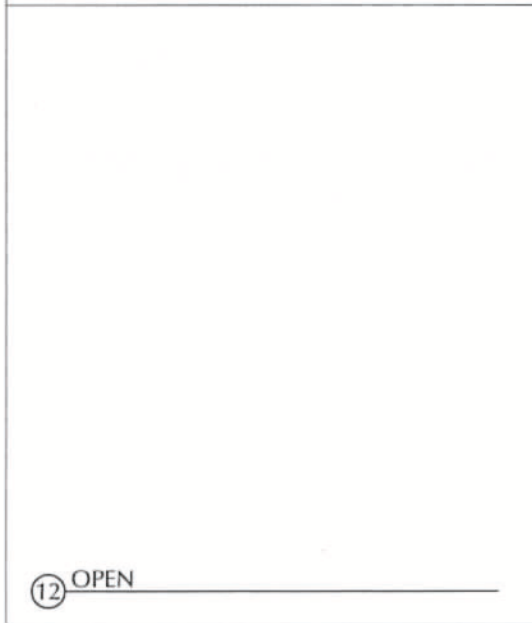
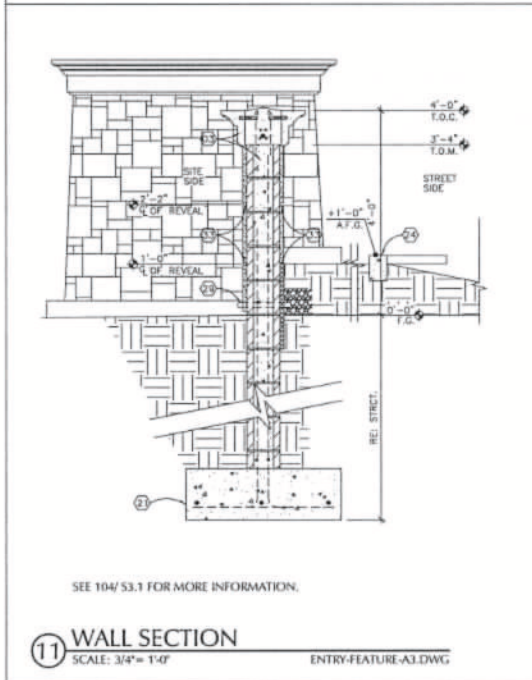
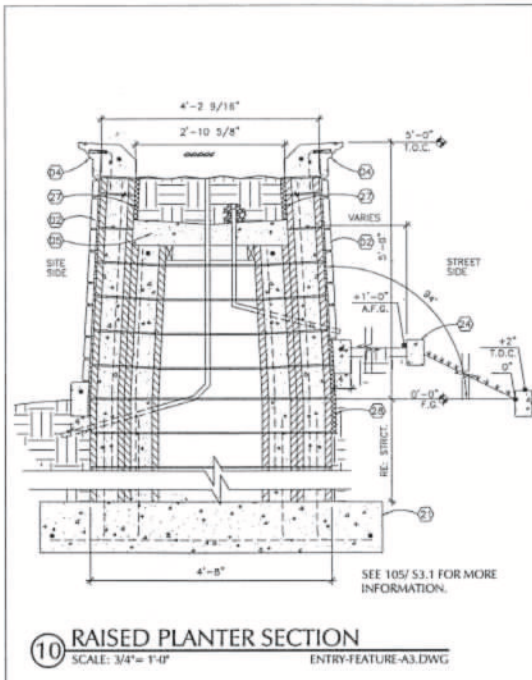
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98040.11

A0.2

SECONDARY ENTRY FEATURE



GATEWAY ENTRY KEYNOTES	
01	WALLS/FINISHES
02	PORTLAND CEMENT BROWN COAT WITH SYNTHETIC STUCCO FINISH OVER 8" X 8" X 16" C.M.U. -PAINTED
03	CULTURED STONE VENEER OVER SLOPPED 8" X 8" X 16" C.M.U.
04	CONT. PRECAST CONC. MOLDING SET OVER 8" CAST IN PLACE BOND BEAM. THE MOLDING INTO BOND BEAM.
05	CONT. PRECAST CONC. MOLDING SET OVER 4" CAST IN PLACE BOND BEAM. THE MOLDING INTO BOND BEAM.
06	4" THICK CONC. PAV OVER 8" CMU SLOPING. SLOPE TO DRAIN.
21	CONCRETE FOOTING -SEE STRUCT.
22	REINFORCING -SEE STRUCT.
23	CONT. BOND BEAM -SEE STRUCT.
24	CAST IN PLACE CONT. CONCRETE LANDSCAPE CURB 6" X 12" WITH CONT. #5 BAR REINFORCE.
25	1" P.V.C. DRAIN TUBE TO RUN FROM CONC. POT TO STM. OF SEAL. -SEE AT POT PENETRATION.
26	LINE OF FOOTING BELOW.
27	1 1/2" P.V.C. IRRIGATION SLEEVE THROUGH CONCRETE POT & PEDESTAL. SEAL AT PENETRATION.
28	1" PROTECTION BOARD OVER CMU RETAINING WALL TO 8" BELOW GRADE.
29	1" PVC DRAIN TUBE WITH GRAVEL POCKET HOSE TO PENETRATE WALL & DRAIN ON LOW SIDE.
31	FINISHED GRADE.
32	LIGHT FIXTURE -SEE ELEC.
33	FRY PC5V-75 = SHORT REVEAL TO RUN HORIZONTAL & VERTICAL. WIRE AT INTERSECTIONS. SEAL JOINTS. PAINT TO MATCH WALL.
34	LANDSCAPE AREA.
35	LANDSCAPE BERM. - SEE LANDSCAPE DWGS.

NOTE: ALL KEYNOTES MAY NOT APPLY TO EACH SHEET.

COLOR SCHEDULE	
FIELD COLORS	
1	ICI 634 LA MESA
2	ICI 535 TRADITIONAL TAN
3	ICI 527 CAMEL TAN
4	ICI 420 TANTALIZING TAN
5	ICI 1033 GREENHOUSE
11	ICI 218 SILVER MINK
12	ICI 370 WOODRUFF
13	ICI 366 OCHRE TAN
14	ICI 742 CAISSON GREEN
15	ICI 168 SCENIC ROSE
C.M.U. COLORS	
6A	SUPERLITE- HARVEST BROWN
6B	SUPERLITE- HARVEST BROWN
7A	SUPERLITE- SEDONA RED
7B	SUPERLITE- SEDONA RED
8	SUPERLITE- FUEGO RED
9	TRENNYTH- MISSION WHITE
CULTURED STONE	
CS	CULTURED STONE
METAL	
P1	CORNER POWDER COATING FROM RONA & PMS - RUST
CONCRETE MOLDING	
A	CDI M40S 5-1/2 x 24 x 8
B	CDI M234x 10-5/8 x 36/3
C	CDI M20 x 23x 8-1/4 x 32 x 1-1/2
D	CDI M51x 11-3/4 x 32 x 1-1/2
SPLIT-FACE C.M.U.	
68	SUPERLITE- HARVEST BROWN
7A	SUPERLITE- SEDONA RED
7B	SUPERLITE- SEDONA RED
8	SUPERLITE- FUEGO RED
9	TRENNYTH- MISSION WHITE
STYLE IS "CHARDONWAY EUROPEAN CASTLE STONE"	
METAL ACCENT	

SHEET NOTES	
01.	ALL INTEGRAL COLORED C.M.U. TO RUN ONE COURSE BELOW LOWEST ADJACENT GRADE.
02.	UNFINISHED / NONCOLORED C.M.U. SHALL NOT BE VISIBLE ABOVE GRADE.
03.	ALL FOOTING DEPTHS & CONFIGURATIONS ARE SCHEMATIC AND MAY NOT REPRESENT ACTUAL BEARING DEPTHS. REFER TO STRUCTURAL AND GEOTECHNICAL REPORT FOR ACTUAL DEPTHS REQUIRED.
04.	ANGLES SHOWN AT SLOPED C.M.U. ARE TYPICAL ON ALL (4) SIDES. C.M.U. MUST BE CUT AS REQUIRED TO CLOSE COURSEING.

SAN TAN VILLAGE - PHASE 5

for MACERICH

14 SEPTEMBER 2016

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MAIN ENTRY FEATURE